



# Township of Wellington North

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

## Regular Meeting of Council

Monday, September 10, 2012

Following Committee of Adjustment

Municipal Office Council Chambers, Kenilworth

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# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, August 27, 2012

The Public Meeting was held Monday, March 19, 2012 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider two Zoning Amendment applications.

**Present:**

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

**Also Present:**

**C.A.O./Clerk: Lorraine Heinbuch**  
**Executive Assistant: Cathy Conrad**  
**Township Planner: Mark Van Patter**

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

**Declaration of Pecuniary Interest:**

None declared.

**Owner/Applicant: Hewvilla Farms Inc.**

**Location of the Subject Land**

The property subject to the proposed amendment is described as Lot 3, Concessions EOSR, geographic Township of Arthur, Township of Wellington North. The property has a municipal address of 9851 Highway 6, is 48.5 acres in size.

**The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a second dwelling on the property, to provide for help on a breeding farm for Standardbred horses. The second dwelling is to be located in the eastern portion of the property and gain access via Sideroad 2 East.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

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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 the public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 2, 2012.
2. Application for Zoning By-law Amendment
3. Presentation by:

Mark Van Patter, Senior Planner, reviewed his comments dated August 15, 2012.

Mr. Van Pater had concerns about locating the second dwelling so far from the building cluster, and its conformity with the official plan. He did not want this to become a precedence. Council should determine if the application is unique and warrants support. Mr. Hewson noted that it is important for him to have a good vantage point to monitor his high value horses.

The subject property is located immediately south of Mount Forest on the east side of Highway 6, immediately north of Sideroad 2E, in Lot 3, Concession EOSR (Geographic Township of Arthur). It is approximately 48.5 acres in size with an existing older farmhouse and barn.

Mr. Hewson wishes to establish a breeding operation for Standardbred horses on the 48.5 acres. This would involve high value, race horses to be used for breeding stock. Farm income would be generated from the sale of horses. Much of the property would be used for pasturing. Posts for fencing are already on site. As Mr. Hewson has severe back and shoulder problems, he is unable to do much of the physical farm work himself. His son would do most of the physical farm work and occupy the old farm house.

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# TOWNSHIP OF WELLINGTON NORTH

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Mr. Hewson would build a new dwelling and manage the farm operation. The new dwelling is to be located outside of the farm building cluster on the top of a knoll, as he wants a central, higher location to be able to monitor the horses.

Section 2.3.3.1 of the Provincial Policy Statement states that in Prime Agricultural Areas, *permitted uses and activities are agricultural uses, secondary uses and agriculture-related uses.* Under the definition of “agricultural use”, it includes “... accommodation for full-time farm labour when the size and nature of the operation requires additional employment.”

Under the Wellington County Official Plan the land is designated Prime Agricultural. In prime agricultural areas, the plan in Section 6.4.5 provides that *"accessory residential uses needed for farm help ... may be allowed provided they are established near the farm buildings."* This keeps the residential uses in one area, reducing potential negative MDS 2 impacts on neighbouring farmers wishing to expand or build new livestock facilities. It also reduces the loss of prime farm land to residential uses.

Under the Wellington North Zoning By-law the property is zoned Agricultural Exception (A-1). The A-1 zone prohibits new livestock facilities around the fringe of urban areas like Mount Forest. However, expansions to existing livestock operations are permitted. Consideration of new facilities may be considered through a rezoning, provided they are unlikely to compromise the future expansion of Mount Forest.

Section 8.4, Agricultural Zone, permits a second residential dwelling, provided the property has 86 acres and has a frontage of 800 feet. The by-law goes on to require the second dwelling to share a common driveway with the main farm residence and to be located within a 200 foot radius of the main residence. The relevant section of the zoning by-law is:

#### **“8.4 REGULATIONS FOR ESTABLISHMENT OF A SECOND RESIDENTIAL DWELLING**

**8.4.1 LOT AREA, Minimum** 35.0 ha (86.0 ac)

**8.4.2 FLOOR AREA, Minimum** 74.3 m<sup>2</sup> (800.0 ft<sup>2</sup>)

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# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, August 27, 2012

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### 8.4.3 LOCATION

*A second residential dwelling shall be located within the **Farm Building Cluster**. The second residential dwelling unit must be detached from the main residential dwelling, shall share a common driveway with the main farm residence, and shall be located within a 61.0 m (200.0 ft) radius of the main farm residence. A second residential dwelling shall be provided with a potable water supply and adequate **private sewage treatment facility**.*

### 8.4.4 TYPE OF RESIDENTIAL DWELLING

*A second residential dwelling unit may be traditionally constructed, pre-fabricated, a modular residential dwelling or a mobile home."*

Planning Considerations include:

1. The by-law requires the parcel to be 86 acres to have an accessory dwelling as a right. The subject property is only 48.5 acres. It is not unusual for horse operations to be on smaller parcels such as this. Wellington North Council could provide an exception for this through rezoning.
2. The by-law requires that the accessory farm residence be located within 200 feet of the main residence. As I understand it, the proposed location of the new dwelling is about 360 metres or 1,180 feet, which is some distance from the farm building cluster. I am concerned that this may not conform to the wording of the Official Plan policy, which requires location "*near the farm buildings*". It would be the applicant's responsibility to demonstrate to Council that monitoring the horses justifies the proposed dwelling location.
3. The zoning by-law also requires that the accessory dwelling share the driveway with the main residence. Mr. Hewson is proposing a separate driveway, which has already been constructed from Sideroad 2E. The original farmhouse gains access from Highway 6. Access via the Sideroad is probably a safer alternative.

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## PUBLIC MEETING - MINUTES

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4. There is a barn across Sideroad 2E to the southeast. Mr. Hewson has provided a farm data sheet filled in by the owner, Mr. Phares Martin. He indicates the housing capacity for livestock is: 42 milking age cows, 20 heifers and 8 calves. I have calculated the MDS 1 for this operation. A setback of 231 metres is required from both the barn and manure storage. Mr. Hewson's proposed new dwelling is about 360 metres away. Thus, MDS 1 would be complied with.
  5. I would note that the general area is quite fragmented. The west side of Highway 6 has several parcels in the 25 acre range due to the former rail line, as well as smaller severances. Directly across Highway 6, there is an area zoned for Institutional use and another area for Agricultural Commercial Use. A large 150 acre farm is located to the north and east. Directly south of Sideroad 2E, the farm has been split into 20 acres and 80 acres.
  6. If the second dwelling were to be permitted and constructed, there would be almost no potential to ever sever one of the dwellings from the farm. The applicant should be aware of this.
  7. As an alternative to a second dwelling, if the old farm house were to be demolished, Mr. Hewson would be free to establish a new dwelling anywhere on property outside of the above-noted MDS arc.
4. Review of Correspondence received by the Township:
- Ian Smyth, Corridor Management Planner, Ministry of Transportation
    - No Objection
  - Cherielyn Leslie, Environmental Planning Coordinator, Saugeen Valley Conservation Authority
    - No Objection
5. 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.



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## PUBLIC MEETING - MINUTES

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6. Mayor Tout opened the floor for any questions/comments.

The applicants were available to answer any questions. Mr. Hewson explained that this proposal puts the farm to the best use with the entrance off Sideroad 2. The building site is on the least desired farmland. Trucks will use the entrance off Sideroad 2, which will be safer. Mr. Phares Martin owns the land around the Hewson's farm.

7. Comments/questions from Council.

Councillor Yake asked Mr. Van Patter to explain what he means by looking at this application from a unique perspective. Mr. Van Patter explained that he did not want this to be precedence. It is up to Council to decide if Mr. Hewson's needs are unique. If the amendment is passed it will be automatically deemed to conform to the Official Plan. A barn and sheds are to be built. One shed has already been built.

Councillor Lennox stated that he has no concerns with the application regarding odor; however he did have concerns with the location of the house. He felt that the house should be built in the farm cluster.

Mr. Hewson explained that the house would be outside of the MDS1 area. They have proposed the location of the second house where they feel it would be best for the farm operation.

Mayor Tout asked about the use for the original house.

Mr. Hewson explained that his son is living in the original house and is currently studying equine management. His son's help is needed because Mr. Hewson cannot do heavy work due to back and shoulder problems. Building near the cluster would take up good farmland. The proposed location would allow for security and the ability to keep an eye on the horses. He explained that last year he lost a foal because he couldn't keep an eye on it.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, August 27, 2012

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#### **Owner/Applicant: Laverne White Farms Limited**

#### **Declaration of Pecuniary Interest:**

None declared.

#### **Location of the Subject Land**

The property subject to the proposed amendment is described as Lot 9, Concessions 19, geographic Township of Peel, Township of Wellington North. The property has a municipal address of 7963 Wellington Road 109.

#### **The Purpose and Effect of the Application**

The Agricultural Commercial (AC-57) zone for Alltreat's composting operation is being amended to permit the erection of a 4,645 sq. m. receiving hall building, and an 836 sq. m. administration/scale house/lunchroom building. The receiving hall will allow enclosure of the existing outdoor area receiving organics, which will allow for greater control of potential odours. Consideration will also be given to recognizing a front yard deficiency for the existing coverall building.

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

(12) 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.

8. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 3, 2012.
9. Application for Zoning By-law Amendment

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, August 27, 2012

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10. Presentation by:

Mark Van Patter, Senior Planner, reviewed his comments dated August 17, 2012.

The main purpose of the amendment is to allow Alltreat to develop a 4,645 sq. m. receiving building, to enclose where organic materials arrive on site and are mixed. Inside air will be processed by air pollution control equipment to reduce odours. Also proposed for the future is an 836 sq. m. administrative building. Two errors in zoning are being corrected – the extent of the zone and a metric conversion error. The revisions will see the zone extended to the western boundary of Lot 9, the setback from Wellington Rd. 12 reduced from 95 to 55 metres and the total ground floor area increased from what should be 9,775 sq. m. to 9,996 sq. m. The new receiving building is not to increase production but to work towards odour reduction. Mr. Van Patter had no concerns with the rezoning.

The property subject to the proposed amendment is described as Lot 9, Concession 19, geographic Township of Peel, Township of Wellington North. The property has a municipal address of 7963 Wellington Road 109. Approximately 64 acres of the property is subject to the rezoning.

The Agricultural Commercial (AC-57) zone for Alltreat's composting operation is proposed to be amended to permit the erection of a 4,645 sq. m. receiving building, and an 836 sq. m. administration building which will include a scalehouse, washroom, changeroom and lunchroom.

Under the Wellington County Official Plan the eastern 2/3 of the subject area is designated Rural Industrial and contains the composting operation. The proposed buildings are within this area. The western 1/3 of the area is Prime Agricultural and contains the Stormwater Treatment Ponds.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

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The eastern 1/2 of the subject area is zoned Agricultural Commercial Exception (AC-57). The proposed buildings are to be located within this zone. The following zoning regulations are in effect for the AC-57 zone.

33.57 All Treat	AC-57	Notwithstanding any other provisions to the contrary, in addition to those uses permitted in Section 23.1, the land zoned <b>AC-57</b> may be used for the processing/composting of agricultural/horticultural products for the production and manufacture of potting soil and fertilizer subject to the following regulations: a) The additional buildings shall have a setback of 95 m (311.7 ft) from the lot line of Wellington Rd 12; and a setback of 104 m (341.2 ft) from the southerly property line in Lot 9, Concession 19. b) The total ground floor area of all buildings and structures erected in conjunction with the additional uses shall be 908.1 sq. m (9775 sq. ft).
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The western 1/2 of the area is zoned Agricultural Exception (A-1), which prohibits new livestock operations around the urban area. The stormwater treatment ponds are in this zone.

#### Planning Considerations Include:

##### Recognition of Setback for Existing Coverall Building

While it is supposed to have a setback of 95 metres from Wellington Road 12 (see (a) above), the actual setback of the coverall building is approximately 55 metres. The closest neighbouring dwellings are approximately 250 metres away from the coverall building. Given this distance, Mr. Van Patter was in support of amending the by-law to recognize the existing setback.

##### New Receiving Building – 4,645 Square Metres

The applicants are proposing a new receiving building for the composting operation. It is to be located in the southern part of the zoned area, setback approximately 130 metres from Wellington Road 12. Its purpose is to enclose the area where organic materials arrive on site and are mixed. The new building is to allow for the inside air to be processed by air pollution control equipment, which should reduce odours. It's my understanding that the Ministry of Environment considers this to be a positive upgrade which will benefit air quality.

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# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, August 27, 2012

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#### New Administrative Building – 836 Square Metres

The applicant's indicate that this building is in their future plans. It is to include a scale house, computer desk area, washrooms, lunchroom and change room. This building is to be located in the southeastern corner of the zoned area. A truck wheel wash may also be built in the same area. The building is relatively small and at some distance to the closest neighbouring residential dwellings, approximately 490 metres to the north, and 270 metres to the south. To be consistent with the coverall building, it is recommended that a setback of 55 metres be required from Wellington Rd. 12.

#### Corrections to Zoning By-law

In 2001 the new Comprehensive Zoning By-law was created for Wellington North, bringing together the zoning for 5 former municipalities. Two errors were included for Alltreat's AC-57 zone.

1. Currently regulation (b) reads that the total ground floor area of all buildings and structures erected in conjunction with the additional uses shall be 908.1 sq. m (9,775 sq. ft). In the original zoning amendment passed by the Township of Peel, the maximum amounted to 9,775 sq. m., not sq. ft. This error should be corrected – see below under “Total Ground Floor Area All Buildings and Structures”.
2. Currently, the AC-57 zone goes about 1/2 of the way across Lot 9. The other 1/3 is zoned A-1 and contains the Stormwater Treatment Ponds. The Peel by-law permitted the land use all the way across Lot 9. I am recommending that the extent of the zone be corrected and include the Stormwater Treatment Pond area.

#### Total Ground Floor Area All Buildings and Structures

Approval of the two proposed buildings would result in a total ground floor area of:

Existing Coverall Building	4,515 sq. m.
Proposed Receiving Building	4,645 sq. m.
Proposed Administrative Bldg.	836 sq. m.
Total Ground Floor Area	9,996 sq. m.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

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A ground floor area of 9,996 sq. m. would exceed the corrected, maximum of 9,775 sq. m. by a relatively small amount. Given the proposed locations of the two new buildings and the likelihood that the Receiving Building will reduce odours, Mr. Van Patter supported this increase.

11. Review of Correspondence received by the Township:
  - Pasquale Costanzo, County of Wellington Engineering Services
    - No objection
  - Liz Yerex, Resource Planner, Grand River Conservation Authority
    - No objection
12. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.
13. Mayor opens floor for any questions/comments.

The applicants were present to answer any questions. The applicants presented a letter from the Ministry of the Environment stating their support of the application. Mr. White also presented was a letter that had been distributed to surrounding property owners regarding a meeting to discuss the proposal. Mr. White explained that the area where they receive and mix will be covered by a building to help reduce odors.
14. Comments/questions from Council.

None.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, August 27, 2012

### Page Twelve

**Owner/Applicant: John Rooney and Nancy Rooney**

#### **Declaration of Pecuniary Interest:**

None declared.

#### **Location of the Subject Land**

The property subject to the proposed amendment is described as Part of Park Lot 5, N/S Smith Street, Crown Survey, and is municipally known as 320 Smith Street in the Village of Arthur. The area to be rezoned is 1.26 hectares in size and the location is shown on the map attached.

#### **The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to rezone the subject lands to address the location of an appropriate building envelope, protect the woodlands and provide for a reduced lot frontage. This rezoning is a condition of severance application B71/11, that was granted provisional approval by the Wellington County Land Division Committee.

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

(12) 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.

15. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 3, 2012.

16. Application for Zoning By-law Amendment

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, August 27, 2012

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17. Presentation by:

Mark Van Patter, Senior Planner, reviewed his comments dated August 15, 2012.

The proposed zoning amendment is required as a condition of consent application B71/11, to address the lot frontage of the new lot and the woodlot on the rear portion of the lands.

Wellington North Council commented on the proposed severance and requested that a building envelope be identified so as to provide access to the balance of the lands (ie. the woodlot). The County Land Division Committee recommended that the woodlot be protected from future development following discussion with surrounding neighbours.

The frontage is being addressed by placing the parcel in a RIC zone which requires a minimum frontage of 15 m (49.2 ft). The woodlot is to be added to the parcel with the existing dwelling through consent application B102/12. This will protect the woodlot from development, while maintaining access to it.

The subject land is legally described as Part of Park Lot 5, N/S Smith Street, Crown Survey, and has frontage on Smith Street in the Village of Arthur. The land subject to the rezoning is approximately 1174 sq.m. (12,638 sq.ft.) in size.

The purpose of the amendment is to rezone the property to Residential R1C to reflect the frontage of the lot created by consent application B71/11. The rear portion of the lands, approximately (2.2 acres) is proposed to be severed and merged with the adjacent property. This rezoning is a condition of severance application B71/11, which was granted provisional approval by the Wellington County Land Division Committee.

Under the Wellington County Official Plan the subject lands are designated as RESIDENTIAL within the Arthur URBAN CENTRE. Section 8.3.3 of the County Official Plan states "the predominant use of land in those areas designated Residential shall be residential and a variety of housing types shall be allowed. In addition, non-residential uses such as parks are recognized within the Residential designation.



# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

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The subject lands are zoned Residential (R1B & R1C). The subject lands have deficient frontage under the current zoning (R1B) which requires 20m (66 ft.). This portion of lands is proposed to be rezoned R1C to reflect the frontage of 19 m (62 ft).

The rear portion of the retained parcel has an area of approximately 0.89 ha (2.2 ac.) and is covered in trees. At the County Land Division Committee a number of neighbours who back onto this portion of property expressed concern with the protection of this wooded space. They requested that the lands be protected from development in order to preserve the woodlands. In order to achieve this, the applicant has applied to sever this portion of land and merge it with the existing dwelling located on the adjacent parcel which will be created through consent application B102/12.

18. Review of Correspondence received by the Township:

- Liz Yerex, Resource Planner, Grand River Conservation Authority
- No objection

19. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.

20. Mayor opens floor for any questions/comments.

The applicant was present to answer any questions.

21. Comments/questions from Council.

Councillor Lennox commented on the process that has taken place with this application. Mr. Van Patter explained that part of the process has been to protect the forested land.

**TOWNSHIP OF WELLINGTON NORTH**

**PUBLIC MEETING - MINUTES**

**Monday, August 27, 2012**

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22. Adjournment 7:40 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, August 27, 2012

Following Public Meeting

Members Present:

Mayor: Raymond Tout  
Councillors: Sherry Burke  
Andy Lennox  
Dan Yake

Absent:

Councillor: Mark Goetz

Also Present: Chief Administrative Officer/Clerk: Lorraine Heinbuch  
Executive Assistant: Cathy Conrad

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 Burke  
Seconded by: Councillor Yake

*THAT the Agenda for the August 27, 2012 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, August 27, 2012**

**Page Two**

E. **MINUTES**

1. Public Meeting, August 13, 2012
2. Regular Meeting of Council, August 13, 2012

**Moved by: Councillor Burke**  
**Seconded by: Councillor Yake**

*THAT the minutes of the Public Meeting and the Regular Meeting of Council held on August 13, 2012 be adopted as circulated.*

**Resolution Number: 2**

**Carried**

F. **BUSINESS ARISING FROM MINUTES**

1. Barry Trood, Water & Sewer Superintendent  
Re: Additional Comments regarding Consent Application N65/12 – Ed and Margaret Ann Baratto, Frederick Street West, Arthur

**Moved by: Councillor Burke**  
**Seconded by: Councillor Yake**

*THAT the Council of The Corporation of the Township of Wellington North receive the report from Barry Trood, Water and Sewer Superintendent regarding Ed and Margaret Baratto easement and severance (Application B65/12);*

*AND FURTHER THAT additional comments be forwarded to the Land Division as recommended by the Water & Sewer Superintendent requiring that the Township of Wellington North be a party to the easement applied for in Application B65/12 Baratto.*

**Resolution Number: 3**

**Carried**



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

**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Three**

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

1. Building/Property Committee  
- Minutes, August 17, 2012

**Moved by: Councillor Yake  
Seconded by: Councillor Burke**

*THAT the Council of The Corporation of The Township of Wellington North receive the minutes of the Building/Property Committee meeting held on August 17, 2012.*

**Resolution Number: 4**

**Carried**

**Moved by: Councillor Yake  
Seconded by: Councillor Burke**

*THAT the Council of The Corporation of The Township of Wellington North accept the quotation received from W. Schwindt and Sons Building Contractors in the amount of \$15,336.00 plus HST for the replacement of the Kenilworth Municipal Office roof as recommended by the Building and Property Committee.*

**Resolution Number: 5**

**Carried**

**THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH**  
**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Four**

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

2. Fire Committee  
- Minutes, August 21, 2012

**Moved by:** Councillor Yake  
**Seconded by:** Councillor Burke

*THAT the Council of The Corporation of The Township of Wellington North receive the minutes of the Fire Committee meeting held on August 21, 2012.*

**Resolution Number: 6**

**Carried**

**Moved by:** Councillor Yake  
**Seconded by:** Councillor Lennox

*THAT the Council of The Corporation of The Township of Wellington North authorize the Fire Chiefs for the Arthur Station and the Mount Forest Station to proceed with the tender process for the purchase of two new tankers as recommended by the Fire Committee.*

**Resolution Number: 7**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Five**

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

1. Frank Vanderloo, B.M. Ross and Associates Limited  
Re: Albert Street Estates Subdivision (Mount Forest)
  - Preliminary Acceptance of Stages 1, 2 & 3 of Phase 2
  - Reduction in Securities

**Moved by: Councillor Yake  
Seconded by: Councillor Burke**

**THAT the Council of The Corporation of the Township of Wellington North grant Reeves Construction Limited, for the Albert Street Estates Subdivision (Ruby's Crescent) in the community of Mount Forest, Preliminary Acceptance for Stages 1, 2 & 3 of Phase 2 and subject to Reeves Construction submitting to the Township a completed Statutory Declaration Re: Liens & Liabilities form.**

**AND FURTHER THAT the Corporation of the Township of Wellington North grant Reeves Construction Limited, for the Albert Street Estates Subdivision in the community of Mount Forest, reductions in the securities to the following amounts and subject to Reeves Construction submitting to the Township a completed Statutory Declaration Re: Liens & Liabilities form:**

<b>Phase 1:</b>	<b>\$ 87,014.82</b>
<b>Phase 2:</b>	<b><u>\$105,437.46</u></b>
<b>Total Securities to retain:</b>	<b>\$192,452.28</b>

**Resolution Number: 8**

**Carried**

2. County of Wellington  
Re: Notice of Open Houses – 5 Year Review of Wellington County Official Plan  
- received as information

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, August 27, 2012

Page Six

I. BY-LAWS

1. 60-12 Being a By-law to Authorize an Encroachment Agreement onto Fergus Street (Mount Forest) (256 Fergus Street South – Coutts)

Moved by: Councillor Yake  
Seconded by: Councillor Burke

*THAT By-law Number 60-12 being a by-law to authorize an Encroachment Agreement onto Fergus Street (Mount Forest) be read a First, Second and Third time and finally passed. (256 Fergus Street South – Coutts)*

**Resolution Number: 9**

**Carried**

2. 61-12 Being a By-law to Enter into an Agreement with Crawford Funeral Services Limited for the Provision of Cemetery Services

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

**THAT By-law Number 61-12 being a by-law to enter into an agreement with Crawford Funeral Services Limited for the provision of cemetery services be read a First, Second and Third time and finally passed.**

**Resolution Number: 10**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Seven**

I. **BY-LAWS** (continued)

3. 62-12 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Lot 3, Concession EOSR, geographic Township of Arthur, Township of Wellington North, 9851 Highway 6 – Hewvilla Farms Inc.)

**Moved by: Councillor Yake**  
**Seconded by: Councillor Lennox**

*THAT By-law Number 62-12 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Lot 3, Concession EOSR, geographic Township of Arthur, Township of Wellington North, 9851 Highway 6 – Hewvilla Farms Inc.)*

**Resolution Number: 11**

**Carried**

4. 63-12 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Lot 9, Concession 19, geographic Township of Peel, Township of Wellington North, 7963 Wellington Road 109 – Laverne White Farms Ltd.)

**Moved by: Councillor Lennox**  
**Seconded by: Councillor Yake**

*THAT By-law Number 63-12 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Lot 9, Concession 19, Geographic Township of Peel, Township of Wellington North, 7963 Wellington Road 109, Laverne White Farms Ltd.)*

**Resolution Number: 12**

**Carried**



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

**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Eight**

I. **BY-LAWS** (continued)

5. 64-12 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part of Park Lot 5, N/S Smith Street, Crown Survey, Village of Arthur – Rooney)

**Moved by:** Councillor Yake  
**Seconded by:** Councillor Lennox

*THAT By-law Number 64-12 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Part of Park Lot 5, N/S Smith Street, Crown Survey, Village of Arthur – Rooney)*

**Resolution Number: 13**

**Carried**

6. 65-12 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. (Mount Forest Kin Club Fall Road Toll – Main Street, Mount Forest)

**Moved by:** Councillor Yake  
**Seconded by:** Councillor Lennox

*THAT By-law Number 65-12 being a by-law to permit fundraising activities by a charitable organization on the 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. (Mount Forest Kin Club Fall Road Toll – Main Street, Mount Forest)*

**Resolution Number: 14**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Nine**

I. **BY-LAWS** (continued)

7. 66-12 Being a By-law to Authorize an Extension Agreement with Respect to Tax Arrears Proceedings.(Lot 25, RCP 408, Mount Forest)

**Moved by:** Councillor Yake  
**Seconded by:** Councillor Lennox

*THAT By-law Number 66-12 being a by-law to authorize an Extension Agreement with respect to tax arrears proceedings be read a First, Second and Third time and finally passed. (Lot 25, RCP 408, Mount Forest)*

**Resolution Number: 15**

**Carried**

8. 67-12 Being a By-law to Authorize an Extension Agreement with Respect to Tax Arrears Proceedings. (Lot 31, Clarke's Survey, Arthur Village)

**Moved by:** Councillor Lennox  
**Seconded by:** Councillor Yake

**THAT By-law Number 67-12 being a by-law to authorize an Extension Agreement with respect to tax arrears proceedings be read a First, Second and Third time and finally passed. (Lot 31, Clarke's Survey, Arthur Village)**

**Resolution Number: 16**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Ten**

I. **BY-LAWS** (continued)

9. 68-12 Being a By-law to Authorize an Extension Agreement with Respect to Tax Arrears Proceedings. (Unit 1, Level 3, Wellington North Condominium Plan No. 2; Pt. Pk. Lots 7 & 8, S Side of Smith St. Crown Survey, Pt. 2 60R2055)

**Moved by: Councillor Lennox**  
**Seconded by: Councillor Yake**

*THAT By-law Number 68-12 being a by-law to authorize an Extension Agreement with respect to tax arrears proceedings be read a First, Second and Third time and finally passed. (Unit 1, Level 3, Wellington North Condominium Plan No. 2, Pt. Pk. Lots 7 & 8, S. Side of Smith St. Crown Survey, Pt. 2 60R2055)*

**Resolution Number: 17**

**Carried**

J. **OTHER/NEW BUSINESS**

1. Report of Livestock Valuer  
Re: Livestock Claims  
- Peter Murray, dated August 4, 2012  
- Peter Murray, dated July 27, 2012

**Moved by: Councillor Lennox**  
**Seconded by: Councillor Yake**

*THAT the Council of the Corporation of the Township of Wellington North authorize payment of \$300.00 to Peter Murray for livestock claims dated August 4, 2012 and July 27, 2012.*

*AND FURTHER THAT Gord Flewwelling be paid \$150.00 for Livestock Valuer fees and \$33.00 for mileage.*

**Resolution Number: 18**

**Carried**

**THE CORPORATION OF THE**  
**TOWNSHIP OF WELLINGTON NORTH**  
**REGULAR MEETING OF COUNCIL**

**Monday, August 27, 2012**

**Page Eleven**

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

Cheque Distribution Report dated August 23, 2012

Grand River Conservation Authority

- Newsletter, GRAND Actions, July / August 2012, Volume 17 -  
Number 4

L. **NOTICE OF MOTION**

None.

M. **ANNOUNCEMENTS**

Councillor Yake commented that he participated in the very successful Town of Minto Mayor's Golf Tournament on August 23.

Mayor Tout reminded Council of the upcoming Fall Fair Events in Mount Forest and Arthur; as well as the World Suicide Prevention Day event at the Mount Forest United Church on September 8 and the Walk for Cancer Care on September 29. Mayor Tout reminded Council of the Meeting to Consider a Drainage Report on September 10 at 6:30 p.m.

Mayor Tout informed Council that he had received a letter from the Poppy Chairman for The Royal Canadian Legion, Branch 134 Mount Forest regarding renovation work at the Cenotaph. It is hoped that this work will take place in the spring of 2013.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, August 27, 2012

Page Twelve

N. CONFIRMING BY-LAW

Moved by: Councillor Yake  
Seconded by: Councillor Lennox

*THAT By-law Number 69-12 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 27, 2012 be read a First, Second and Third time and finally passed.*

Resolution Number: 19

Carried

O. ADJOURNMENT

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Regular Council meeting of August 27, 2012 be adjourned at 8:13 p.m.*

Resolution Number: 20

Carried

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C.A.O./CLERK

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MAYOR



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: B96/12

APPLICANT

LOCATION OF SUBJECT LANDS

Piller Farms Ltd
Tony Piller
R.R. #2
Kenilworth, ON NOG 2EO

WELLINGTON NORTH (Arthur Township)
Lot 8
Concession 4

Proposal is to sever a lot 2.0 hectares with 165.7m frontage, existing and proposed rural residential lot with existing dwelling, shed and barn.

Retained parcel is 39.7 hectares with 128.4m and 8.4m frontage on Concession 4N, existing and proposed agricultural use with existing shed and frame lean-to.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 008 10100 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) Sections 6.1.4, 8.3.1 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 8.2.4 c) 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 96/12

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.*

*That the Owner receives approval from the applicable road authority if new driveway required.*

*That the Owner satisfy the requirements in reference to parkland dedication.*

*Barn must be removed.*

*Zoning relief is required for oversized frame shed on severed land.*

*Frame lean-to is for animal housing and must be removed or retained is to be zoned to allow a 5m setback.*

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: September 11, 2012 \_\_\_\_\_



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

August 10, 2012

**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: August 3, 2012*

FILE NO. B96/12

APPLICANT

LOCATION OF SUBJECT LANDS:

Piller Farms Ltd.  
 Tony Piller  
 RR#2  
 Kenilworth ON N0G 2E0

WELLINGTON NORTH (Village of Arthur)  
 Lot 8  
 Concession 4

Proposal is to sever a lot 2.0 hectares with 165.7m frontage, existing and proposed rural residential lot with existing dwelling, shed and barn.

Retained parcel is 39.7 hectares with 128.4m and 8.4m frontage on Concession 4N, existing and proposed agricultural use with existing shed and frame lean-to.

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

**September 19, 2012**

**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

GRCA    Bell Canada    County Clerk    Roads

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

INTERPRETATION OF THE PLAN

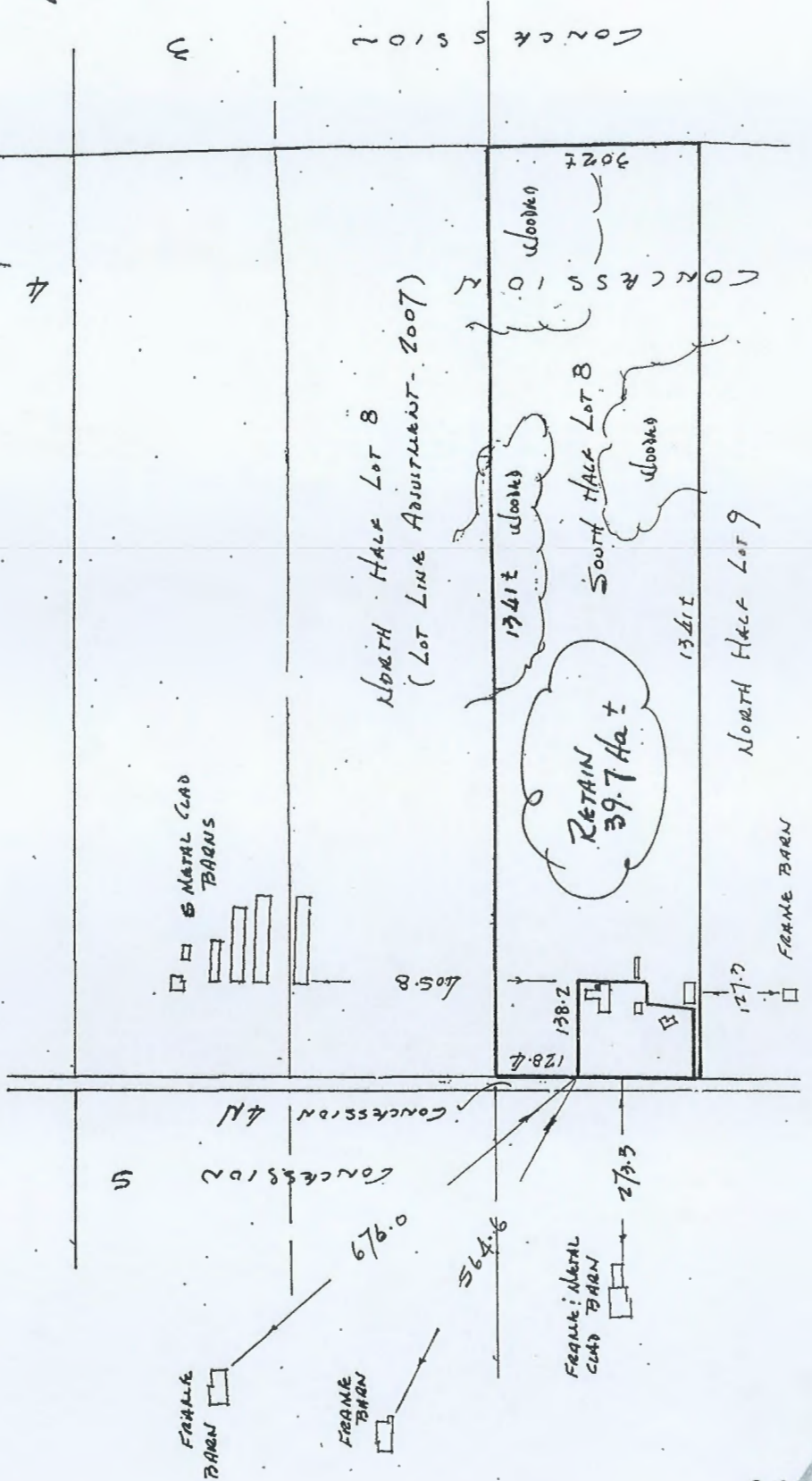
(Township of Acton)  
Township of Wellington North  
County of Wellington

1:8000

July 12  
8782

*Miller*

Alex R Wilson  
Surrey Inc  
Mount Forest  
519 323 2451



2011/17





**APPLICATION:** B96/12  
**LOCATION:** Lot 8, Concession 4  
 TOWNSHIP OF WELLINGTON NORTH (Arthur Township)  
**APPLICANT/OWNER:** Piller Farms Ltd.

**PLANNING OPINION:** This application would sever a 2.0 ha. (5 ac.) parcel with a dwelling, shed and barn in a Prime Agricultural area. A vacant 39.7 ha. (98.1 ac.) parcel would be retained.

The severed lot is larger than the intentions of the Official Plan policy. Staff's preference is to see a smaller parcel of approximately 0.8 ha. (2 ac.) where feasible. The committee should be satisfied that the proposal is justified based on existing site conditions.

If approved, we would request that the following matters be addressed:

- a) That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department; and,
- b) That zoning compliance is achieved by removal of the barn/accessory building or by rezoning the severed parcel and retained to the satisfaction of the local municipality.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

Regarding Minimum Distance Separation 1 (MDS1). Minimum Distance Separation 1 (MDS1) is not applicable to surrounding livestock facilities and those existing on the severed parcel. Under item 8 of the Implementation Guidelines, MDS1 is not applied to a proposed lot with an existing dwelling when that dwelling is already located on a parcel of land separate from the subject livestock facility.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject lands are designated PRIME AGRICULTURAL, GREENLANDS and CORE GREENLANDS, with an area of Mineral Aggregate Overlay. The Greenlands system designation is a forest and wetland area which along with the Mineral Aggregate Overlay occurs further to the rear of the property. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- "a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), d) and e), and that item f) can be addressed as a condition of approval. In terms of the overall farm operation, we understand that the vacant farm land is part of the land holdings of Tony Piller of Piller Farms Ltd.

The matters under Section 10.1.3 were also considered.

**LOCAL ZONING BY-LAW:** The subject property is zoned Agricultural (A) and Natural Environment (NE).

A zoning by-law amendment would be necessary to prohibit residential use on the retained parcel. Zoning relief also appears to be necessary for the barn and accessory buildings being kept with the house. The maximum allowable ground floor area is 92.9 sq. m. (1,000 sq. ft.) for accessory buildings. Although we have not been provided with dimensions of the existing accessory buildings, it appears to be well in excess of the maximum permitted. Additional zoning relief may be necessary for the structures on the retained lands.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on August 20, 2012. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Linda Redmond, Planner  
 August 23, 2012



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: B90/12

APPLICANT

Estate of Wilfred Costello
c/o Bob & Paul Goetz
R.R. #3
Chatsworth, ON NOH 1GO

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Township)
Part Lot 20
Concession 9

Proposal is to sever a lot 150m fr x 190m = 2.85 hectares, existing and proposed rural residential use with existing house and 2 sheds.

Retained parcel is 37.9 hectares with 154m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 010 09800 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) Sections 6.1.4, 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. of Zoning By-law 66-01.

rIf 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 90/12**

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.*

*That the Owner receives approval from the applicable road authority if new driveway required.*

*That the Owner satisfy the requirements in reference to parkland dedication.*

*Severed must be rezoned to allow for oversized shed.*

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: September 11, 2012 \_\_\_\_\_

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

August 10, 2012

## 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: July 12, 2012*

FILE NO. B90/12

### APPLICANT

Estate of Wilfred Costello  
c/o Bob & Paul Goetz  
RR#3  
Chatsworth ON N0H 1G0

### LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Township)  
Part Lot 20  
Concession 9

Proposal is to sever a lot 150m fr x 190m = 2.85 hectares, existing and proposed rural residential use with existing house and 2 sheds.

Retained parcel is 37.9 hectares with 154m frontage, existing and proposed agricultural use.

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

**September 19, 2012**

**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 - GRCA

Bell Canada County Clerk Roads

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



**APPLICATION:** B90/12  
**LOCATION:** Part Lot 20, Concession 9  
 TOWNSHIP OF WELLINGTON NORTH (Arthur Township)  
**APPLICANT/OWNER:** Estate of Wilfred Costello

**PLANNING OPINION:** This application would sever a 2.85 ha. (7.04 ac.) parcel with a dwelling and two sheds in a Prime Agricultural area. A vacant 37.9 ha. (93.65 ac.) parcel would be retained.

The severed lot is larger than the intentions of the Official Plan policy. Staff's preference is to see a smaller parcel of approximately 0.8 ha. where feasible. However, the Committee should be satisfied that the proposal is justified based on existing site conditions.

If approved, we would request that the following matters be addressed:

- a) That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department; and,
- b) That zoning compliance is achieved by removal of the accessory building or by rezoning the severed parcel to the satisfaction of the local municipality.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

Regarding Minimum Distance Separation 1 (MDS1). Minimum Distance Separation 1 (MDS1) is not applicable to surrounding livestock facilities. Under item 8 of the Implementation Guidelines, MDS1 is not applied to a proposed lot with an existing dwelling when that dwelling is already located on a parcel of land separate from the subject livestock facility.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject lands are designated PRIME AGRICULTURAL, GREENLANDS and CORE GREENLANDS. The Greenlands System designation is a forest and wetland area at the rear of the property. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- "a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), d) and e), and that item f) can be addressed as a condition of approval. In terms of the retained farm parcel, a farm information form was submitted with the application indicating that the vacant farm land will form part of the land holdings of Mark Mitchell of Shar-Mark Farms Ltd.

The matters under Section 10.1.3 were also considered.

**LOCAL ZONING BY-LAW:** The subject property is zoned Agricultural (A) and Natural Environment (NE). A zoning by-law amendment would be necessary to prohibit a residential use on the retained parcel. Zoning relief also appears to be necessary for the shed/accessory building being kept with the house. The maximum allowable ground floor area is 92.9 sq. m. (1,000 sq. ft.) for accessory buildings on the severed parcel. Although we have not been provided with dimensions of the existing accessory building, it appears to be well in excess of the maximum permitted.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on August 20, 2012. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Linda Redmond, Planner  
 August 23, 2012

SHEET 1 OF 6 SHEETS

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

1:6000

JULY 17  
8245

*W. W. W.*

Alex R. Wilson Surveying Inc  
MOUNT FOREST

519 323 2451

LOT 19  
AGRICULTURAL

1341±

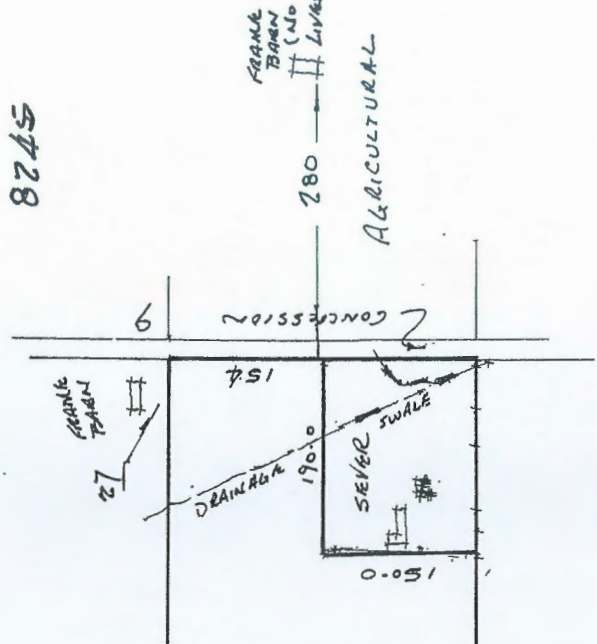
WOODS  
NORTH HALF OF  
LOT 20 OPEN  
AGRICULTURAL

1151±

- SOUTH HALF OF LOT 20  
AGRICULTURAL

RETAIN  
37.9 Ha.

CONCESSION 2



CONCESSION 2  
LOT 20



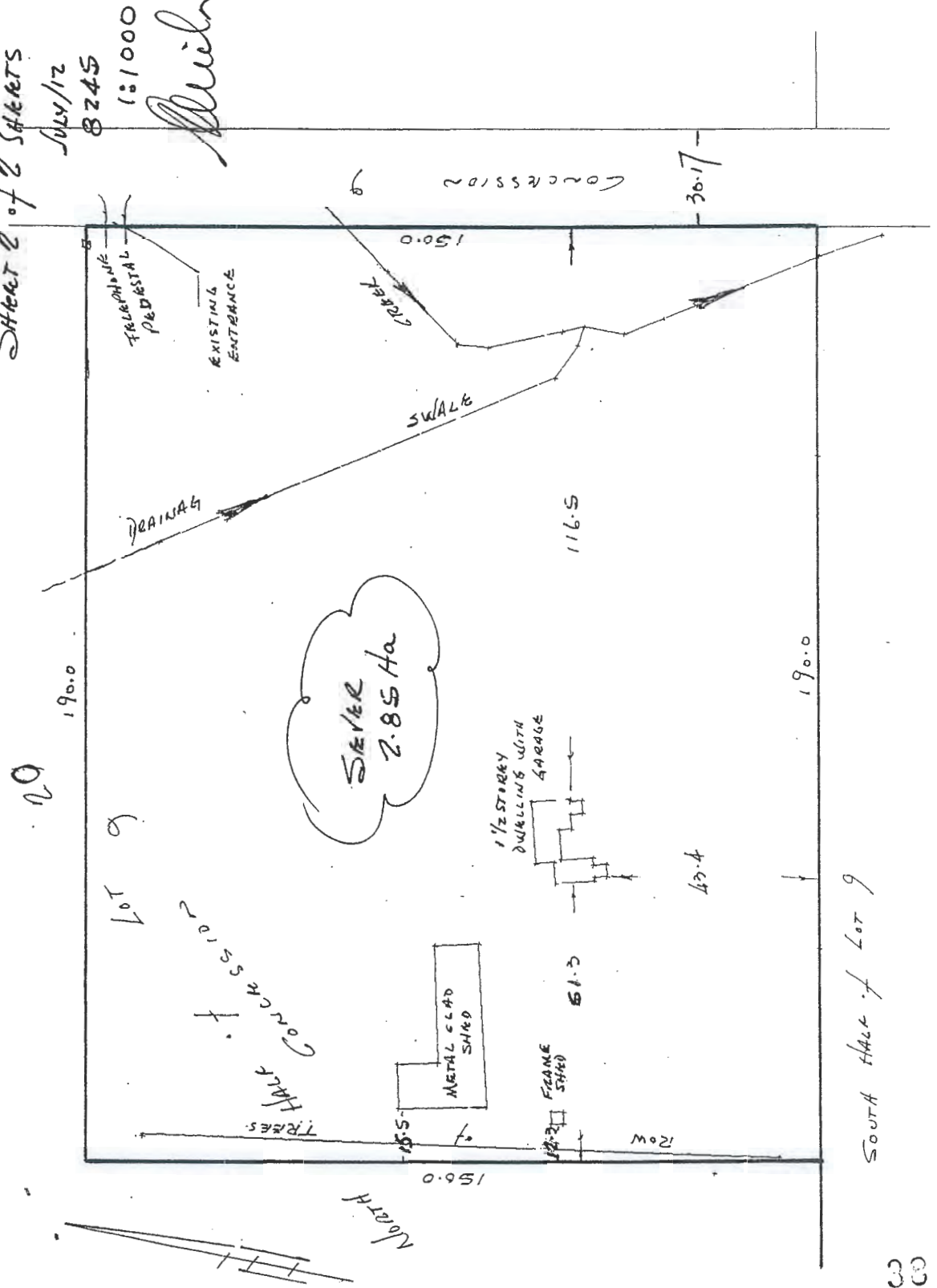
Sheet 2 of 2 SKEETS

JULY/12

8245

1:1000

*Rich*



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: B102/12

APPLICANT

John Rooney
312 McCord Street
PO Box 878
Arthur, ON NOG 1AO

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Village)
Part Park Lot 5
N/S Smith St
320 Smith Street

Proposed lot line adjustment is 0.89 hectares with no frontage, existing and proposed urban residential use with existing frame shed to be added to abutting urban residential lot - John & Nancy Rooney (approved severance B71/11)..

Retained lot is 1174 square metres with 19.15m frontage, vacant land for proposed urban residential use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 013 02000 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 10 - Zoning Bylaw 66-01

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

(Please Specify) 10.2.2 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 ( 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 ( X ) NO ( )

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

Is the Retained Lot serviced now by Municipal Sewers YES ( X ) 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 102/12**

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)

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. .*

*Owner must receive zoning relief for lot frontage.*

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: September 11, 2012. \_\_\_\_\_



**APPLICATION:** B102/12  
**LOCATION:** Part Park Lot 5, N/S Smith St.  
**APPLICANT/OWNER:** TOWNSHIP OF WELLINGTON NORTH (Arthur Village)  
 John & Nancy Rooney

**PLANNING OPINION:** The proposed lot line adjustment is a vacant 0.89 ha. (2.2 ac.) parcel, with no frontage, to be added to the abutting existing residential lot. The retained parcel has an area of 1174 sq. m. (12,636.8 sq. ft.) with 19.15 m. (62.8 ft.) frontage and is proposed for residential.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that the following matters are 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; and,
- c) That consent B71/11 is approved.

**PLACES TO GROW:** The Places to Grow policies place 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 within the Arthur Urban Centre. "Lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered."

The matters under Section 10.1.3 were also.

**LOCAL ZONING BY-LAW:** The subject property is zoned Residential (R1B/R1C).

**SITE VISIT INFORMATION:** The subject property was visited and photographed on August 20, 2012. Notice Cards were posted and the survey sketch appears to meet the application requirements.

**ADDITIONAL INFORMATION:** This lot line adjustment has been submitted to satisfy a condition of B71/11 with respect to the woodlot on the severed lands. By merging the lands with the existing dwelling there will be no development on the woodlot.

\_\_\_\_\_  
 Linda Redmond, Planner  
 August 23, 2012

SEVERANCE SKETCH IN THE  
 (Village of Arthur)  
 TOWNSHIP of WASHINGTON NORTH  
 1:1250

*Wilson*

Alex R Wilson Surveying Inc  
 Mount Forest  
 519 323 2451

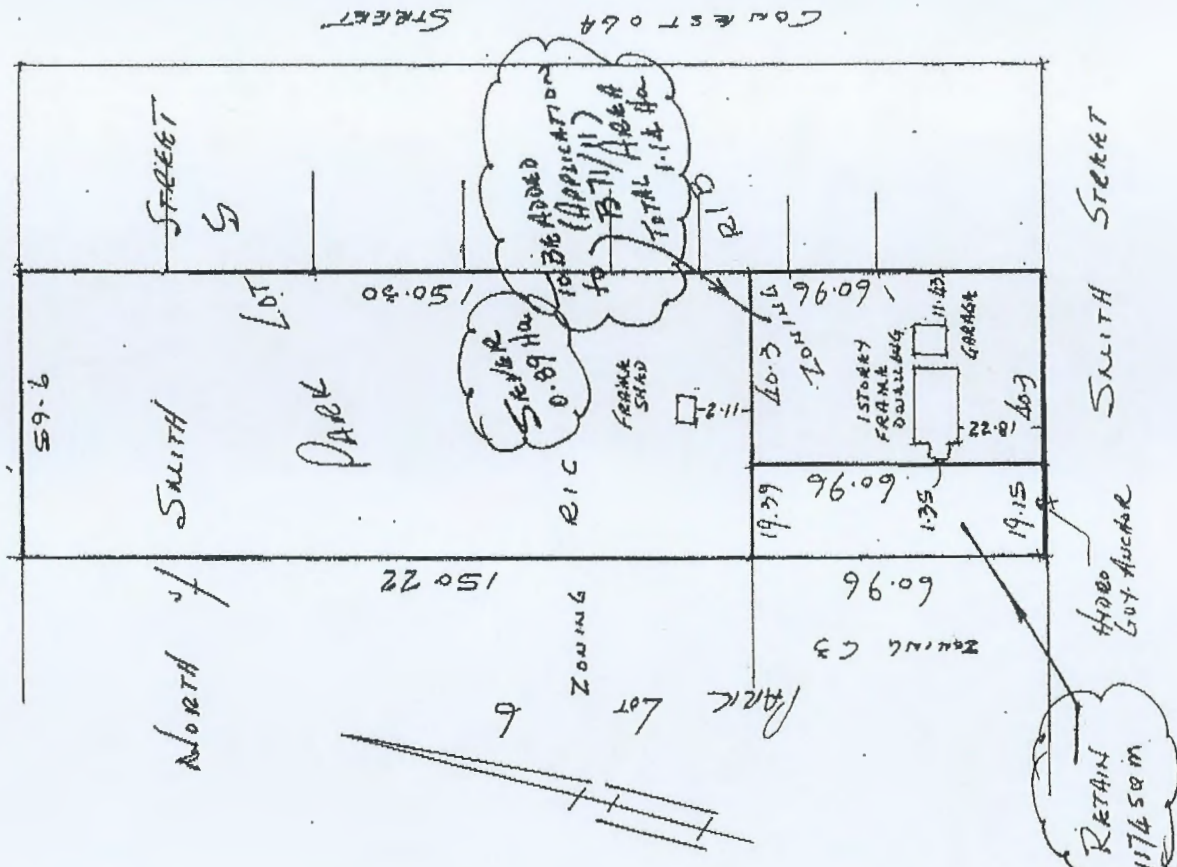
~~MAY 11~~

8087

REVISED

JULY 12

*Wilson*





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

**ADMINISTRATION COMMITTEE MEETING MINUTES**

**Monday, August 13, 2012**

**6:10 p.m.**

**Members Present:**

**Chair:** Mayor Raymond Tout  
**Councillors:** Sherry Burke, Dan Yake,  
Andy Lennox, Mark Goetz  
**CAO/Clerk:** Lori Heinbuch

**Also Present:**

**Recreation Director:** Barry Lavers  
**Executive Assistant:** Cathy Conrad

**A. CALLING THE MEETING TO ORDER**

Mayor Tout called the meeting to order.

**B. PASSING AND ACCEPTANCE OF AGENDA**

**Moved by:** Councillor Yake  
**Seconded by:** Councillor Goetz

**THAT the Agenda for the August 13, 2012 Administration Committee Meeting be accepted and passed.**

**Carried**

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

None declared.

**D. ITEMS FOR COMMITTEES REVIEW, DISCUSSION & RECOMMENDATION**

- a) Draft Job Description Part Time Fire Chief (25 hours per week) as prepared by L. Heinbuch, CAO for discussion and review.

L. Heinbuch, CAO, informed the Committee that the job descriptions from Grand Valley, Minto and Centre Wellington were reviewed for input into this job description.

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

**ADMINISTRATION COMMITTEE MEETING MINUTES**

**Monday, August 13, 2012**

**Page Two**

The committee discussed the organization of the Fire Department with the existing 2 stations. The part time single Fire Chief will be the head of Wellington North Fire Services and how the reorganization/restructuring/transition/timing should take place.

Councillor Goetz suggested contacting other municipalities to find out how their fire department amalgamations were handled.

L. Heinbuch, CAO advised that the approved job description will have to be evaluated in respect to the Township's Internal/Pay Equity Plan to determine salary range for position.

It was suggested that Chris Harrow from Minto and Brad Patton from Centre Wellington be asked to review the job description. They have been involved in the amalgamation of fire departments in their respective municipalities and possess the technical knowledge to assist Wellington North. Committee concurred that the CAO contact the Minto and Centre Wellington Fire Chiefs to request their assistance.

**Moved by: Councillor Goetz**  
**Seconded by: Councillor Yake**

***THAT the Administration Committee receive the Draft Job Description for Part Time Fire Chief (25 hours per week) as prepared by L. Heinbuch, CAO and forward the Job Description only to the Fire Chiefs of Centre Wellington and Minto for review and comment.***

**Carried**

- b) Draft Agreement with Township of Southgate in respect to Recreation as prepared by L. Heinbuch, CAO from recommendations at joint meeting.
- Response from Southgate with respect to draft agreement
  - Barry Lavers Recreation Director was present to discuss with Council the terms of agreement and the set amount of \$21,900.00 as agreed upon at the joint meeting.

Discussion took place regarding the set amount that had been agreed upon at the joint meeting and Southgate's request for financial reporting. Financial information can be given to Southgate's representative on Recreation & Culture Advisory Committee meetings. This representative can forward information to their Council.

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

**ADMINISTRATION COMMITTEE MEETING MINUTES**

**Monday, August 13, 2012**

Mayor Tout will contact Brian Milne, Mayor of Southgate, to discuss the agreement.

**Page Three**

- c) Reports deferred from previous meeting as prepared by L. Heinbuch, Chief Administrative Officer/Clerk regarding:
  - i) Report and Recommendation Outlining an Appropriate “Accountability and Transparency” Draft Policy in accordance with Section 270 of the Municipal Act.
  - ii) Draft Municipal Code of Conduct Council

Due to time constraints the above noted reports were deferred to a future Administration Committee meeting.

E. **ADJOURNMENT**

Meeting adjourned 6:50 p.m.

**Township of Wellington North****Finance Committee****August 13, 2012****4:00 PM****Minutes**

Present:       Andy Lennox, Chairman  
                  Ray Tout, Mayor  
                  Dan Yake, Councillor  
                  Mark Goetz, Councillor  
                  Sherry Burke, Councillor  
                  Lori Heinbuch, CAO/Clerk  
                  Mike Givens, Treasurer  
                  Mary Jo Marshall, Deputy Treasurer

1. Declaration of pecuniary interest.  
None declared.
2. Approval of Minutes  
Moved By:     Dan Yake  
Seconded By:  Mark Goetz

That the Minutes of the June 18, 2012 Finance Committee meeting be accepted.

Carried.

3. Business Arising from Minutes

Water/Sewer billing collection issues – CAO/Clerk Lori Heinbuch and Treasurer Mike Givens will meet to discuss these issues and a report will be presented at the next Finance meeting.

4. 2012 Ontario Municipal Partnership Fund(OMPF) Allocation Notice

Treasurer Mike Givens presented a report to the committee on the 2012 OMPF allocation. The balance of the Township 2011 OMPF allocation has been released and the 2012 allocation has increased \$118,000 from 2011 and is an increase over the 2012 budgeted amount.

5. Tax Arrears Extension Agreements

Treasurer Mike Givens presented a report and draft Extension Agreement to the committee members. As part of the Tax Sale provisions, the Municipal Act allows the Township to enter into an Extension Agreement with existing property owners to give them time to pay off the cancellation price. The Township is currently in discussions with 3 property owners. Mike has drafted an Extension Agreement and if the committee is in agreement, a By-law needs to be passed prior to the one-year period following the registration of the tax arrears certificate.

If the parties default on a payment, the Treasurer has the authority to reinstate the Tax Sale. The agreement will indicate the payment plan and the property owner will also have to keep current the tax installments.

Moved by: Lori Heinbuch

Seconded by: Ray Tout

That the Finance Committee recommends to Council that the Township of Wellington North authorizes Tax Arrears Extension Agreements with the owner(s) of lands listed below.

Roll # 23 49 000 012 08424

Roll # 23 49 000 013 06500

Roll # 23 49 000 003 07519

Carried.

6. Update on 2012/2011 Financial Statements

2010 Financial Statements have been completed and we should be receiving them this week from the auditors. The 2011 Gas Tax Audit has also been completed. We are anticipating all working paper documents will be completed by August 31 for the 2011 audit and that the 2011 Financial Statements will be presented to council the second meeting in September.

7. FIR Data – Municipal Information & Data Analysis System (MIDAS) information brochure.

From this system, we can create comparative reports utilizing FIR information from other municipalities. One issue is that municipalities complete their FIR's differently but we should still be able to get some comparable information. Mike hopes to pick up more information regarding this system at the up-coming AMO conference.



## 8. Financial Planning Discussion

Chairman Lennox reviewed a presentation he had presented at 2012 budget discussions. Approximately 4 million per year is needed to maintain capital assets and we have about a 2 million shortfall in what we are spending. The Province has indicated there will be no additional funds coming through to municipalities.

Options available to cut into the Infrastructure Deficit are:

- Tax levy increases with the additional funds directed to capital
- Reducing operating costs (look for efficiencies within departments)
- Consider re-engineering service delivery (focus on “core services”)

Pursuing any of these options could mean major change so a commitment would be required from Council and Staff as we need to ensure the appropriate resources are in place and have to be prepared to stand by any change. If a 10 year plan is put in place and the basis is good, then future councils could follow it.

Each department will have to be reviewed but due to the time of year, the committee may only have time to look at one department this year.

Last year the committee asked departments to aim for a 3% decrease in operating expenses.

Moved By: Ray Tout

Seconded By: Sherry Burke

That the Finance Committee set goals for the 2013 budget and select a department to review the options available to manage costs.

Carried.

Moved By: Sherry Burke

Seconded By: Ray Tout

That the Finance Committee request all departments to reduce their 2013 operating budget by 2% below the 2012 budget.

Carried.

Moved By: Ray Tout

Seconded By: Mark Goetz

That the Finance Committee will aim to hold the 2013 tax levy to a 4% increase over 2012.

Carried.

Moved By: Ray Tout  
Seconded By: Lori Heinbuch

That the Finance Committee select the Fire Department and will analyze and evaluate change options available to manage costs.

Carried.

9. Next Meeting Date

The following dates were selected for the next meetings

September 17 at 5:00 p.m.

October 1 at 7:00 p.m.

10. Adjourn

Moved By: Sherry Burke  
Seconded By: Mark Goetz

That the Finance Committee adjourn at 5:40 p.m.

Carried.



80 Commerce Valley Drive, East., Suite 1  
Markham, ON L3T 0B2  
Phone: 905-739-9739 • Fax: 905-739-9740  
Web: cupe.on.ca E-mail: cupeont@web.net

August 28, 2012

To Mayors and Councils,

We are writing to ask that you and your Council endorse a day of recognition for the many people who work providing care to children in your community. This year will mark the 12<sup>th</sup> Anniversary of our Awareness Day which recognizes the education, skills, commitment and dedication of Early Childhood Educators and Child Care Staff.

The Ontario Coalition for Better Child Care (OCBCC), the Canadian Union of Public Employees (CUPE) and our other labour partners representing child care workers across Ontario are asking that Wednesday, October 24, 2012 be proclaimed as *Child Care Worker & Early Childhood Educator Appreciation Day* in accordance with the attached resolution.

Many groups are recognized by way of Municipal Resolution. Such a day allows the community to recognize the work of various groups and to acknowledge the contributions they make in the lives of community members.

Many children, families and communities benefit from the work of child care workers. Child care also contributes to the economic life of communities. Research shows the many economic benefits accrued from affordable, accessible high quality child care. These benefits come from the number of people employed in the child care industry and because the availability of child care allows parents to work and to contribute to the economic life of society.

Even if your Council does not issue official proclamations, there are many ways for your municipality to participate in and celebrate this special day. We ask your Council to sponsor public announcements, display our posters and distribute buttons. Many municipalities also organize events and contests for the day or have Councillors or the Mayor participate in events hosted by child care centres within the municipality. A list of ideas and examples is attached.

We hope that your proclamation of this day of appreciation, or your active support, will encourage and promote a day of community recognition for child care workers. Please fax the attached order to request posters and buttons to help you raise awareness and celebrate.

Please advise us of your participation in this day of recognition so that we can acknowledge your community's role in celebrating child care workers across Ontario on October 24<sup>th</sup>. Please direct any correspondence on proclamations and/or celebration activities to the attention of Sarah Declerck, by mail: CUPE Regional Office, 80 Commerce Valley Drive East, Markham, ON L3T 0B2, or by fax: 905-739-4001.

Thank you for your consideration.

Yours sincerely,

Fred Hahn  
President, CUPE Ontario

Sheila Olan-MacLean  
President, OCBCC

cc: CMSMs/DSSABs

**RECEIVED**

SEP - 6 2012

us/ cope491

## **12<sup>th</sup> Annual Child Care Worker & Early Childhood Educator Appreciation Day October 24, 2012**

### **Ideas to Recognize the Day**

- ☆ Support the resolution declaring October 24<sup>th</sup> Child Care Worker & Early Childhood Educator Appreciation Day.
- ☆ Distribute buttons and posters – visit [www.childcareontario.org](http://www.childcareontario.org) for an order form for free materials including posters and buttons.
- ☆ Host an appreciation breakfast, lunch or dinner.

### **Municipalities**

- ☆ Ensure celebration activities in municipally run child care centres.
- ☆ Encourage local Councilors to tour a child care centre or early learning program to learn more about the work of ECE's. Event could also generate media coverage in local papers.
- ☆ Take out an ad in the local newspaper.
- ☆ Take nominations from local child care centres for outstanding staff to be recognized by the Mayor through a letter, announcement or event.
- ☆ Distribute information on the day to all centres and agencies with child care staff.
- ☆ Make a large order of mugs, key chains or post-it notes for distribution in your community.
- ☆ Organize a community-wide celebration to recognize individual staff or centres and programs.

### **School Boards**

- ☆ Encourage school board trustees to tour an early learning program to learn more about the work of ECE's. Event could also generate media coverage in local papers.
- ☆ Arrange to have the day announced on the school PA with the morning announcements.
- ☆ Notify parents in advance. Set up a "Wall of Fame" for parents to help in writing words of thanks to each of the staff. Laminate afterwards for the staff to keep.
- ☆ Notify other staff in the school and host an event with cake or dessert in the staff room.

### **Local Child Care Centres, Boards of Directors**

- ☆ Distribute carnations to staff working in child care centres.
- ☆ Start the day right with a breakfast. Distribute buttons and posters and certificates of appreciation to all staff.

(See over...)

- ☆ Have the board of directors take the staff out for dinner and an evening of fun.
- ☆ Host an afternoon tea party (with desserts provided by parents) for all the staff and children.
- ☆ Host coffee, tea, and treats from 4:00 pm. to 7:30 pm. to accommodate staff finishing shifts.
- ☆ Give each staff member a certificate of appreciation.
- ☆ Have the board of directors send out a notice to each family and ask that they contribute a fruit, jam, tea, to fill a basket for all the staff.
- ☆ Have the Board of Directors provide homemade cards and chocolates.
- ☆ Make a bulletin board with posters and place the certificates of appreciation on the board.
- ☆ Host a Child Care Worker and Early Childhood Educator Appreciation Day event with a guest motivational speaker and refreshments.
- ☆ Set up a "Wall of Fame" for parents to help in writing words of thanks to each of the staff. Laminate afterwards for the staff to keep.
- ☆ Have the board of directors send a letter to all families and board members accompanied by a cut-out of a hand. Ask parents to write a note to staff on the hand as a way of "giving the staff a hand" for a job well done. Then display the hands in the centre.
- ☆ Put up a big poster with the staff's 'bios' and photo and have the parents sign a message on it.
- ☆ Distribute cards hand made by children and parents.
- ☆ Send staff a letter from the board thanking them for their commitment to children and families.
- ☆ Make a donation on behalf of the staff to a shelter for women and children in your community.
- ☆ Host a pizza lunch for the staff.
- ☆ Have the Board of Directors host an evening of celebration for all staff in honour of Child Care Worker and Early Childhood Educator Appreciation Day.
- ☆ Have community businesses sponsor the day and give discounts and gifts to all staff or provide door prizes for appreciation events, or gift bag items.

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This is just a short list of activities - there are many things you can do to recognize and celebrate the valuable role child care staff play in the lives of children, families and communities. Please contact the OCBCC for further information, posters, buttons and certificates of appreciation.

Ontario Coalition for Better Child Care  
 Phone: 416-538-0628 x 2 / toll-free 1-800-594-7514 x 2  
 Email at [katie@childcareontario.org](mailto:katie@childcareontario.org)



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

**BY-LAW NUMBER 70-12**

**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 2 Lot 3 Lot 4 Pt. Lot; 2 to Pt Lot 4  
– 350 Dublin Street, Mount Forest – HFI Services Inc.)**

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 3 to By-law 66-01 is amended by changing the zoning on lands described as Pt Lot 2 Lot 3 Lot 4 Pt Lot; 2 To Pt Lot 4, with a civic address of 350 Dublin Street, as shown on Schedule "A" attached to and forming part of this By-law from Industrial (M1) to "Commercial Exception (C3-47)
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<b>32.47</b> Pt Lot 2 Lot 3 Lot 4 Pt Lot; 2 To Pt Lot 4	<b>C3-47 Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Neighborhood Commercial (C3) Zone, the land zoned C3-47 may also be used for the sale of used vehicles. Including the following uses as accessory only to the main use of used auto sales:</b> <ol style="list-style-type: none"><li>1. The sale of new and used car parts;</li><li>2. The sale of Automotive memorabilia</li><li>3. Antiques.</li></ol> <b>Subject to all the above uses being located within the existing building and no outside sales permitted.</b>
--	--

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

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

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
10TH DAY OF SEPTEMBER, 2012.**

---

**RAYMOND TOUT,  
MAYOR**

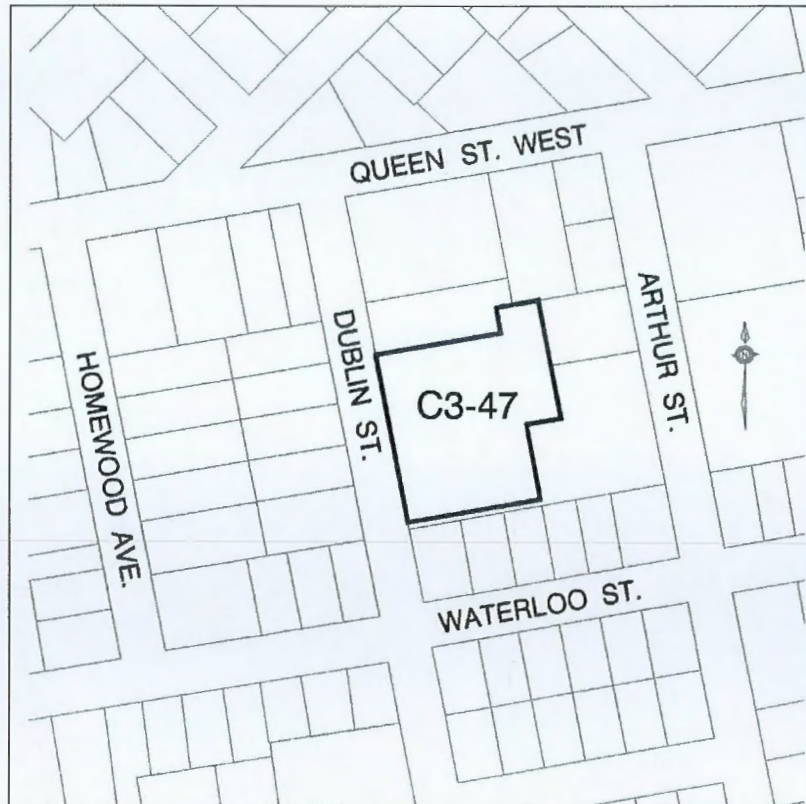
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**CATHY MORE,  
DEPUTY CLERK**

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NUMBER 70-12**

**Schedule "A"**



**Rezone from Industrial (M1) to Commercial Exception (C3-47)**

**This is Schedule "A" to By-law No. 70-12  
Passed this 10th day of September, 2012**

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**RAYMOND TOUT,  
MAYOR**

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**CATHY MORE  
DEPUTY CLERK**

## EXPLANATORY NOTE

### BY-LAW NUMBER 70-12

**THE LOCATION** being rezoned is municipally described as 350 Dublin St. The land is approximately 0.53 ha. (1.31 ac.) in size and is occupied by an existing industrial building.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to permit the sale of used vehicles and parts and some accessory sales on the subject lands.



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

**BY-LAW NUMBER 71-12**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Part of Lot 31, Divisions 3 & 4,  
geographic Township of Arthur, 8684 Highway 6 – Malfara)**

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 Lot 31, Division 3 & 4 (Arthur), as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Agricultural (A) and Natural Environment (NE) to "Agricultural and Natural Environment Exception (A-121) & (NE-121)**
  - **Agricultural (A) to "Agricultural Exception (A-122)**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.121</b> Part Lot 31, Div. 3 & 4	<b>A-121 NE-121</b>	<b>Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted."</b>
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3. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.122</b> Part Lot 31, Div. 3 & 4	<b>A-122</b>	<b>Notwithstanding Section 6.1 or any other section of this by-law to the contrary, the existing accessory building (1930 sq.ft) existing on the day of passing of this by-law shall be deemed to comply with the accessory building requirements.</b>  <b>And further no other accessory structures will be permitted on the property included a building used for a home industry without an amendment to this by-law.</b>
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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 10TH DAY OF SEPTEMBER, 2012.**

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**RAYMOND TOUT,  
MAYOR**

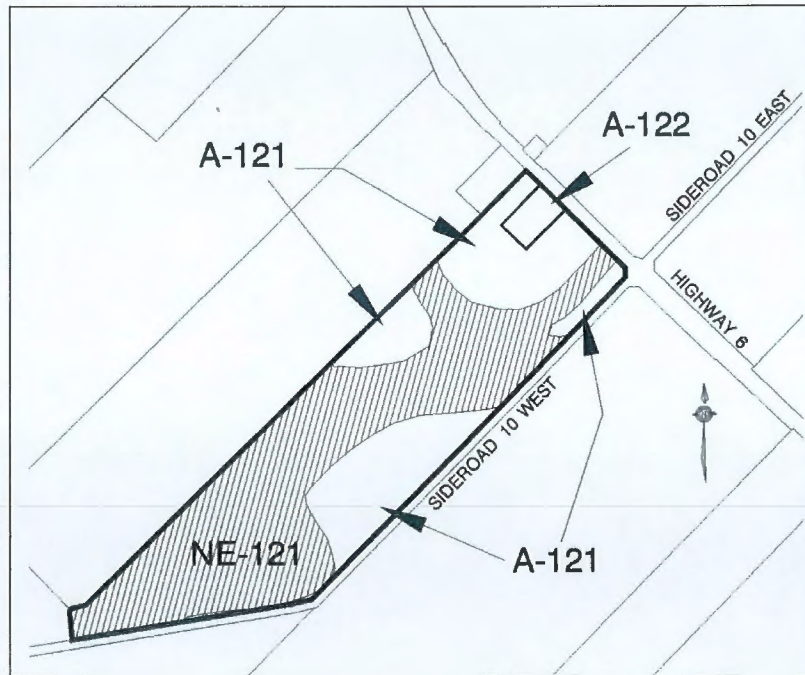
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**CATHY MORE,  
DEPUTY CLERK**

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NUMBER 71-12**

**Schedule "A"**



**Rezone from Agricultural (A) and Natural Environment (NE) to Agricultural Exception (A-121), Natural Environment Exception (NE-121) and Agricultural Exception (A-122)**

**This is Schedule "A" to By-law No. 71-12  
Passed this 10th day of September, 2012**

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**RAYMOND TOUT,  
MAYOR**

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**CATHY MORE  
DEPUTY CLERK**

## EXPLANATORY NOTE

### BY-LAW NUMBER 71-12

**THE LOCATION** being rezoned is legally described as Part of Lot 31, Divisions 3 & 4, geographic Township of Arthur, and has a civic address of 8684 Highway 6. The land to be rezoned is 36.53 ha. (90.25 ac.) in size and is occupied by a dwelling and an accessory structure.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B23/12, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing farm dwelling on 0.73 ha. (1.8 ac.) from the remainder of the agricultural parcel 35.3 ha. (88.45 ac.). The property is currently zoned Agricultural and Natural Environment. Additionally, the zone amendment will also provide relief for the oversized 1930 sq. ft accessory structure on the 0.73 ha. (1.8 ac.) parcel.

# THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

## BY-LAW NUMBER 72-12

### BEING A BY-LAW TO PROVIDE FOR A DRAINAGE WORKS IN THE TOWNSHIP OF WELLINGTON NORTH IN THE COUNTY OF WELLINGTON, KNOWN AS THE LEROY MARTIN DRAIN

**AUTHORITY:** Drainage Act, R. S. O. 1990, c. D.17, as amended, Section 87.  
Municipal Act, 2001, S.O. 2001, c.25, as amended, Sections 5 (3), 11 (1) 6

**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 11 (1) 6 provides that every council may pass such by-laws respecting matters within the sphere of jurisdiction relating to Drainage and Flood Control.

**AND WHEREAS** the Council of the Corporation of the Township of Wellington North has received a petition in accordance with the provisions of the Drainage Act to provide for a Drainage Works in the Township of Wellington North in the County of Wellington known as the Leroy Martin Drain, and for borrowing on the credit of the Township of Wellington North the sum of \$158,107. for completing the Drainage Works.

**AND WHEREAS** the requisite number of owners have petitioned the Council of the Corporation of the Township of Wellington North in the County of Wellington in accordance with the provisions of the Drainage Act, requesting that certain lands and roads be drained by a drainage works.

**AND WHEREAS** the Council of the Township of Wellington North has procured a Report by K.A. Smart, P. Eng., Drainage Engineer of the firm of K. Smart Associates Ltd., 85 McIntyre Dr., Kitchener, Ontario and the said Report is attached as Schedule A of this By-law.

**AND WHEREAS** the Council is of the opinion that the Drainage Works as described therein is desirable.



**NOW THEREFORE** the Council of the Corporation of the Township of Wellington North, pursuant to The Drainage Act, enacts as follows:

1. The Report is hereby adopted, and the Drainage Works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.
2. The Corporation of the Township of Wellington North may borrow on the credit of the Corporation the sum of \$158,107.00 being the funds necessary for the Drainage Works provided that the sum be reduced by the amount of commuted payments with respect to the lands and roads assessed.
3. For paying the sum of \$158,107 the amount being charged against such lands and roads for benefit and for paying the sum of \$27,862 the amount being charged against the lands and roads for outlet in the Township of Wellington North apart from lands and roads belonging to or controlled by the Municipality and for covering interest thereon at the rate of 6% per annum or such rate as required at the time of borrowing, the following total special rates over and above all other rates shall be assessed, levied and collected upon and from the parcels of land and parts of parcels and roads shown in Schedule A, and the amount of total special rates and interest against each parcel or part of parcel or road respectively shall be paid in full by each assessed owner thirty (30) days after invoicing. Any amount remaining unpaid at the expiration of the thirty (30) days shall be charged interest at the rate of 1.25 % per month or such rate as is imposed at the time of collection; any amount remaining unpaid for a period of three (3) months shall be collected in the same manner and at the same time as all other taxes assessed, levied and collected; providing that no greater amount shall be levied than is required after taking into account and crediting the amount of grants under Section 87, The Drainage Act, and any other grant or commuted payment which may be applicable.
4. That this By-law be printed and a copy be mailed to the owners as shown by the last revised assessment roll of each parcel or part of parcel of land or road assessed as shown in the Report which shall be attached to this By-law by each owner as Schedule A.
5. That this By-law shall come into force on the final passing thereof, and may be cited as the Leroy Martin Drain.





By-Law Number 72-12  
**SCHEDULE A - SCHEDULE OF ASSESSMENTS**  
**LEROY MARTIN DRAIN**  
**TOWNSHIP OF WELLINGTON NORTH**  
**TOWNSHIP OF MINTO**

Con	Lot	Roll No.	Owner	Approx ha Affected	Benefit	Outlet	Total
<u>Township of Wellington North (Arthur Township)</u>							
12	PT 2	90-940	R. & S. Small	54.4	0	11,022	11,022
12	N PT 3	90-942	J.R. & S.P. Small	1.8	0	749	749
12	PT 1 & 2	90-950	L. & F. Martin	22.4	54,700	9,314	64,014
12	S PT 2	91-000	M. & M. Weber	15.1	7,100	5,950	13,050
12	N PT 3	91-010	J. Woon & B. Sook	0.9	0	374	374
Special Assessment to Union Gas				0	6,205	0	6,205
<b>Total Assesments on Lands:</b>				<b>94.6</b>	<b>68,005</b>	<b>27,409</b>	<b>95,414</b>
Wellington Road 6			County of Wellington	0.8	30,200	453	30,653
Wellington Road 6 Special Assessment					32,040	0	32,040
<b>Total Assesments on Roads:</b>				<b>0.8</b>	<b>62,240</b>	<b>453</b>	<b>62,693</b>
<b>Total Assesments Twp of Wellington North:</b>				<b>95.4</b>	<b>130,245</b>	<b>27,862</b>	<b>158,107</b>
<u>Township of Minto</u>							
A	PT 2 & 3	30-040	R. Noone	0.7	1,600	38	1,638
<b>Total Assessments Twp of Minto:</b>				<b>0.7</b>	<b>1,600</b>	<b>38</b>	<b>1,638</b>
<b>TOTAL ASSESSMENTS ON LEROY MARTIN DRAIN:</b>				<b>96.1</b>	<b>131,845</b>	<b>27,900</b>	<b>159,745</b>

**Notes:**

1. All of the above lands, except those as noted with an asterisk ( \* ) are classified as agricultural and have the Farm Tax Rate (F.T.R.)
2. Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
3. Amount(s) enclosed in brackets ( ) would be paid to the respective owner(s).

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

**BY-LAW NUMBER 73-12**

**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  
SEPTEMBER 10, 2012.**

**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 September 10, 2012 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 10TH DAY OF SEPTEMBER, 2012.**

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**RAYMOND TOUT  
MAYOR**

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**CATHY MORE  
DEPUTY CLERK**



## MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, September 11, 2012	Recreation Committee	8:30 a.m.
Tuesday, September 18, 2012	Fire Committee	7:00 p.m.
Wednesday, September 19, 2012	Building/Property Committee	9:00 a.m.
Monday, September 24, 2012	Regular Council Meeting	7:00 p.m.
Wednesday, September 26, 2012	Economic Development Committee	4:30 p.m.

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

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

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