



Township of Wellington North

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

Regular Meeting of Council

Monday, September 23, 2013

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

A G E N D A

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| <p><u>NOTICE OF MOTION</u></p> <p><u>ANNOUNCEMENTS</u></p> <p><u>CONFIRMING BY-LAW NO. 82-13 BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL</u></p> <p><u>ADJOURNMENT</u></p> <p>Catherine More, Deputy Clerk</p> | 75 |

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, September 9, 2013

The Public Meeting was held Monday, September 9, 2013 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

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

Also Present:

Acting C.A.O.: Michael Givens
Deputy Clerk: Catherine More
Executive Assistant: Cathy Conrad
Township Planner: Linda Redmond

Mayor Tout called the meeting to order. (7:07 p.m.)

Declaration of Pecuniary Interest:

None declared.

Owner: Gary and Heather ter Steege
Applicant: Gavin Frey

Location of the Subject Land is described as Part of Lot 1, Concession 5, Geographic Township of West Luther and is municipally known as 8789 Wellington Road 14. The property is approximately 2.37 acres in area.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to change the zoning of the property from Agricultural Commercial (AC) to a zone that would permit a residential dwelling and use of the accessory building for commercial storage, for a roofing contractor. The parking of employee vehicles and smaller trailers would also be considered.

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

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

1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on August 15, 2013.
2. Presentation by:

Linda Redmond reviewed the comments provided by Mark Van Patter, Manager of Planning and Environment, dated September 2, 2013.

The Planning Department did not have any concerns with this minor rezoning. Placing the property into an Agricultural Exception zone allows the house to be the primary use and storage in the shed, an accessory use. The zone change represents a less intensive use, than the current Agricultural Commercial zoning, and it is more in line with the official plan.

The location of the subject land is described as Part of Lot 1, Concession 5, Geographic Township of West Luther and is municipally known as 8789 Wellington Road 14. The property is approximately 2.37 acres in area.

The purpose and effect of the amendment is to change the zoning of the property from Agricultural Commercial (AC) to a zone that would permit a residential dwelling and use of the accessory building for commercial storage, for a roofing contractor. The parking of employee vehicles and smaller trailers would also be considered.

The property has an existing single detached dwelling and a 1,600 sq. ft. shop. The Frey's have recently bought this property to reside in the dwelling. Their son is in the roofing business and wishes to use the shop building for storage of roofing products. His trailers would be stored on site over winter and employees would meet here in the mornings.

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Under the Provincial Policy Statement the subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses.

Under the Wellington County Official Plan the subject lands are designated PRIME AGRICULTURAL in the County of Wellington Official Plan. Agricultural-related uses are permitted in Prime Agricultural Areas and Section 6.4.5 of the Official Plan states

The property is currently zoned Agricultural Commercial.

The Agricultural Commercial (AC) zone, Section 23.1, does not permit a contractors yard or commercial storage, so a rezoning is required.

The primary use of the property is to be residential, with the storage being accessory. Mr. Van Patter recommended that the property be put into a Agricultural Exception zone, to permit the storage use.

The nearest dwelling is immediately north approximately 750 feet away, so there should be no compatibility issues.

3. Review of Correspondence received by the Township:
 - Pasquale Costanzo, County of Wellington Engineering Services
 - No objection
4. The by-law will be considered at the Regular Council Meeting following the public meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.
5. Mayor Tout opened the floor for any questions/comments.

Gary ter Steege, current owner, was present to answer any questions.

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PUBLIC MEETING - MINUTES

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6. Comments/questions from Council.

No comments/questions.

7. Adjournment 7:11 p.m.

DEPUTY CLERK

MAYOR

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, September 9, 2013

Following Public Meeting - 7:13 p.m.

Members Present:

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

Also Present:

CAO: Michael Givens
Deputy Clerk: Catherine More
Executive Assistant: Cathy Conrad
Business Economic Manager: Dale Small
Director of Public Works: Deb Zehr
Director of Recreation, Parks & Facilities: Barry Lavers

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 Yake
Seconded by: Councillor Lennox

THAT the Agenda and the Supplementary Agenda for the September 9, 2013 Regular Meeting of Council be accepted and passed.

Resolution Number: 1

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, September 9, 2013

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D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None declared.

E. MINUTES

1. Public Meeting, August 12, 2013
2. Regular Meeting of Council, August 12, 2013

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the minutes of the Public Meeting and the Regular Meeting of Council held on August 12, 2013 be adopted as circulated.

Resolution Number: 2

Carried

F. OTHER/NEW BUSINESS

1. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications

File No. B89/13 Douglas and Patricia Smith

Council supported the application with the following conditions:

- Owner to provide the dimensioned location of the septic system to be reviewed for Building Code compliance.
- Metal clad shed and frame barn to be removed or receive zoning relief for yard setback.
- Owner receives approval from applicable road authority for an entrance (if required).

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F. OTHER/NEW BUSINESS (continued)

1. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications (continued)

File No. B89/13 Douglas and Patricia Smith (continued)

- 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 satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, RSO 1990

File No. B92/13 Carl and Pauline Kammermeier

Council supported the application with the following conditions:

- 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.

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REGULAR MEETING OF COUNCIL

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F. OTHER/NEW BUSINESS (continued)

1. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications (continued)

File No. B99/13 Darcy and Paula Trinier

Council supported the application with the following conditions:

- 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.
- The size of the frame shed on the severed parcel to be provided, zoning relief may be required.
- Location of the septic system to be provided to review for building code compliance.

File No. B94/13 Maple Hill Estates Inc.

Council requested deferral of the application and listed the following conditions:

- 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.

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F. OTHER/NEW BUSINESS (continued)

1. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications (continued)

File No. B95/13 Maple Hill Estates Inc.

Council requested deferral of the application and listed the following conditions:

- 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.

File No. B96/13 Maple Hill Estates Inc.

Council requested deferral of the application and listed the following conditions:

- 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.

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F. OTHER/NEW BUSINESS (continued)

1. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications (continued)

- File No. B97/13 Maple Hill Estates Inc.

Council requested deferral of the application and listed the following conditions:

- 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.
 - Zoning relief is required for lot area on the severed portion
- File No. B98/13 Maple Hill Estates Inc.

Council requested deferral of the application and listed the following conditions:

- 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.

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G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS

1. Matthew L. Venne, CA (Partner)
Joal Suraci, CPA, CA
RLB LLP – Chartered Accountants and Business Advisors
Re: Presentation of 2012 Financial Statements

Mr. Venne and Mr. Suraci appeared before Council to present the Draft 2012 Financial Statements for the Corporation of the Township of Wellington North and a Summary of Key Operating Measures.

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North approve the Draft 2012 Financial Statements as prepared and presented by RLB LLP – Chartered Accountants and Business Advisors.

Resolution Number: 3

Carried

2. Jamie McLellan, Mount Forest Jr. C Hockey
Re: Request for Funding or Donation

Mr. McLellan appeared before Council on behalf of the Mount Forest Patriots Jr. C Hockey team. Mr. McLellan requested support from Council for the hockey team. He stated that other towns support teams through rental reductions or cash donations.

Mayor Tout explained that the proper protocol for a request regarding rental is to appear before Committee prior to the request coming to Council. Donations are considered as part of the budget process, which is completed earlier in the year.

Barry Lavers stated that Mr. McLellan attended the December 2012 Committee meeting but no decision was made. There will be a Committee meeting on October 1 that Mr. McLellan could attend.

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G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS
(continued)

2. Jamie McLellan, Mount Forest Jr. C Hockey
Re: Request for Funding or Donation (continued)

Mike Givens suggested that Mr. McLellan complete a Grant/Donation application that can be dealt with through the 2014 budget process. The deadline for filing is December 31.

Councillor Burke encouraged Mr. McLellan to attend the October Committee meeting.

3. Dale Small, Business Economic Manager
Re: Presentation of Wind Energy Update to Council

Dale Small, Business Economic Manager appeared before Council to present a Wind Energy Update. Background information provided included Wellington North Wind Energy Advisory Committee's guidelines, which were incorporated into the Wellington County Official Plan through OP Amendment 62; development of the Arthur Wind Farm; the Ontario Green Energy Act; F.I.T. 2.0 Program; and the announcement of a new procurement process that is expected later this year.

Mr. Small indicated that RES Canada is developing wind energy projects across Canada. They do not have a Power Purchase Agreement with the Ontario Power Authority and is considered to be in the preliminary stages. They currently have 50 land owners, with 10,000 acres, under option in Southgate and Wellington North. Approximately 1/3 of the land under option is in Wellington North. RES Canada is at least 3 years away from beginning their development.

The Provincial Government has stated that it is committed to giving municipalities a stronger voice in decisions about renewable energy development and location for future large scale wind energy projects. There is a commitment to work with AMO and municipalities to determine a reasonable property tax assessment for turbines.

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G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS
(continued)

3. Dale Small, Business Economic Manager
Re: Presentation of Wind Energy Update to Council (continued)

Community involvement has provided common general concerns such as erosion of property values, absentee land owners, health related concerns, negative impacts of the aesthetics of the community and concerns regarding the Green Energy Act.

In conclusion Mr. Small recommended that Council support the non-willing host resolutions of other municipalities; and the re-establishment of the Wellington North Wind Advisory Committee.

4. Lynda White, County Councillor Ward 4
Re: County of Wellington Industrial Wind Turbine Projects Not a Willing Host Resolution

Lynda White, County Councillor Ward 4, appeared before Council to discuss the motion she brought forward at County Council in May to declare Wellington County as "Not a Willing Host". There are studies that have not yet been received regarding the health impacts of industrial wind turbines. In the May 30 Throne Speech it was announced that the government intends to work with municipalities regarding renewable energy. MPP Randy Pettapiece has stated that this will only affect new developments. Minister Chiarelli has advised that municipalities would have more say regarding renewable energy projects but would not have veto power.

County Councillor White stated, "It is a fact that families are being affected by the turbines. A number of municipalities have declared themselves as "Not a Willing Host". Ontario is on track to having the highest energy costs in Canada because of subsidies to energy companies."

County Councillor White requested that Wellington North pass a motion that the Township is "Not a Willing Host".

THE CORPORATION OF THE
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REGULAR MEETING OF COUNCIL

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H. BUSINESS ARISING FROM MINUTES

1. Township of Killaloe, Hagarty and Richards
Re: Request for Support of Resolution Regarding Opposition of the Provincial Government Raising Taxes or Fees to Fund Improved Transit for the GTA and Hamilton

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North support the resolution of the Township of Killaloe, Hagarty and Richards regarding opposition of the Provincial Government raising taxes or fees to fund improved transit for the GTA and Hamilton.

Resolution Number: 4

Carried

2. Municipality of Morris-Turnberry
Re: - Support of Resolution from Municipality of Killaloe-Hagarty-Richards Regarding Opposition of the Provincial Government Raising Taxes or Fees to Fund Improved Transit for the GTA

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North support the resolution of the Municipality of Morris-Turnberry regarding opposition of the Provincial Government raising taxes or fees to fund improved transit for the GTA.

Resolution Number: 5

Carried

THE CORPORATION OF THE
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H. BUSINESS ARISING FROM MINUTES (continued)

2. Municipality of Morris-Turnberry (continued)

Re: - Request for Support of Resolution that the Municipality of Morris-Turnberry is "Not a Willing Host" community for Industrial Wind Turbine Projects

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North support the resolution of the Municipality of Morris-Turnberry declaring they are "Not a Willing Host" community for Industrial Wind Turbine Projects.

Resolution Number: 6

Carried

3. Township of Warwick

Re: Request for Support of Resolution that the Township of Warwick is "Not a Willing Host" community for Industrial Wind Turbine Projects

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North support the resolution of the Township of Warwick declaring they are "Not a Willing Host" community for Industrial Wind Turbines.

Resolution Number: 7

Carried

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TOWNSHIP OF WELLINGTON NORTH

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H. BUSINESS ARISING FROM MINUTES (continued)

4. Town of Minto
Re: Request for Support of Resolution that the Town of Minto is “Not a Willing Host” community for Industrial Wind Turbine Projects

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North support the resolution of the Town of Minto declaring they are “Not a Willing Host” community for Industrial Wind Turbine Projects.

Resolution Number: 8

Carried

5. Cynthia Baltoumas, 7760 Sideroad 2 East
Re: R.E.S. Wind Turbine Project Wellington North, Southgate
- Received as information
6. July 15, 2013 Notice of Motion – Councillor Burke
Re: Industrial Wind Turbines

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North supports the Township of Centre Wellington and County of Wellington who have requested the Government of Ontario, through the Ministry of the Environment, issue a moratorium on wind energy projects until a health study has been completed by an independent third party;

AND WHEREAS the Premier of Ontario has recently conveyed the Government’s desire to limit Industrial Wind Turbine (IWT) Projects to communities that are willing hosts;

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H. BUSINESS ARISING FROM MINUTES (continued)

6. July 15, 2013 Notice of Motion – Councillor Burke
Re: Industrial Wind Turbines (continued)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Wellington North applauds the position taken by the Premier and the Government;

AND THAT based on the consistent position of Council for the Township of Centre Wellington and the County of Wellington and the input received from the community regarding Industrial Wind Turbines, the Province of Ontario and specifically the Ministry of Environment be now advised that the Township of Wellington North in not a “willing host” for Industrial Wind Turbines;

AND THAT this resolution be circulated to Premier Kathleen Wynne, as well as to the Minister of Environment, Minister of Energy, and Minister of Rural Affairs for their support and endorsement.

Resolution Number: 9

Carried

Councillor Dan Yake requested a recorded vote:

| <u>Recorded Vote</u> | <u>Yea</u> | <u>Nay</u> |
|----------------------|------------|------------|
| Councillor Burke | X | |
| Councillor Goetz | X | |
| Councillor Lennox | X | |
| Councillor Yake | X | |
| Mayor Tout | X | |
| 5 Yeas | 0 Nays | Carried |

THE CORPORATION OF THE
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I. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND
RECOMMENDATIONS

1. Report from Dale Small, Business Economic Manager
 - Wind Energy

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North receive the Business Economic Manager report dated September 5, 2013 with regards to Wind Energy.

Resolution Number: 10

Carried

2. Mike Givens, Acting CAO/Treasurer, Report TR2013-27
 - Connecting Link Program

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2013-27; and

WHEREAS the Province of Ontario has cancelled the Connecting Links Program and said cancellation will have significant financial impacts on current and future capital budgets of all municipalities with Connecting Link Roads and Bridges;

AND WHEREAS roads and bridges in small rural municipalities are our sole transit system;

AND WHEREAS the Rick Hopkins Bridge Highway 6, Mount Forest, which is part of the Connecting Link network that serves Wellington North and the surrounding area requires significant capital funding for necessary repairs in order to remain open;

BE IT RESOLVED that the Township of Wellington North calls on the Provincial Government to reinstate the Connecting Link Funding program;

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

2. Mike Givens, Acting CAO/Treasurer, Report TR2013-27
- Connecting Link Program (continued)

BE IT FURTHER RESOLVED THAT the Council of the Township of Wellington North distribute this resolution to the Honourable Premier Kathleen Wynne; Honourable Minister of Transportation and Infrastructure Glen Murray; the Honourable Minister of Rural Affairs Jeff Leal; the Honourable Minister of Municipal Affairs and Housing Linda Jeffrey; the Honourable Minister of Finance Charles Sousa; Provincial Member of the Ontario Legislature Randy Pettapiece and the Association of Municipalities of Ontario.

Resolution Number: 11

Carried

3. Mike Givens, Acting CAO/Treasurer, Report TR2013-28
- Purchasing and Procurement Policy

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2013-28;

AND FURTHER THAT the Council of the Township of Wellington North accept the Purchasing and Procurement Policy as presented.

Resolution Number: 12

Carried

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

4. Deb Zehr, Director of Public Works, Report 1/13
- Award of Tender for the Roof Replacement Work at Arthur Sewage Treatment Plant (WWTP)

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive the Director of Public Works Report 1/13;

AND FURTHER THAT the Council of the Township of Wellington North award the Tender for the roof replacement work at the Arthur Waste Water Treatment Plant to Wm. Green Roofing at a price of \$42,700 plus HST.

AND FURTHER THAT the Council of the Township of Wellington North approve the design, management and inspection for North American Roofing at a cost of \$2,348 plus HST.

Resolution Number: 13

Carried

J. CORRESPONDENCE FOR COUNCIL'S INFORMATION

1. Norm Gamble, Meeting Investigator
Re: Meeting Investigation Report Additional Comment

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North receive the Meeting Investigator Report Additional Comment dated August 27, 2013, prepared by Norm Gamble, Meeting Investigator.

Resolution Number: 14

Carried

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J. CORRESPONDENCE FOR COUNCIL'S INFORMATION (continued)

2. Wellington North Power Inc.
Re: Appointment of Auditors

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North appoint KPMG LLP, Waterloo, ON as Auditors for Wellington North Power Inc. as recommended by the Wellington North Power Inc. Finance Committee.

AND FURTHER THAT the Council of the Township of Wellington North authorize Mike Givens, Acting CAO/Treasurer to endorse the Resolution of the Shareholders for Appointment of Auditors for the Corporation of Wellington North Power Inc on behalf of the Corporation of the Township of Wellington North, the primary shareholder.

Resolution Number: 15

Carried

K. BY-LAWS

1. 73-13 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 and Queen Street, Mount Forest)

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT By-law Number 73-13 being a by-law to permit fundraising activities by a charitable organization on a roadway under the Safe Streets Act, S.O. 1999 in the Township of Wellington North be read a First, Second and Third time and finally passed. (Mount Forest Kin Club Fall Road Toll – Main Street and Queen Street, Mount Forest)

Resolution Number: 16

Carried

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THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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K. BY-LAWS (continued)

2. 74-13 Being a by-law to temporarily close a portion of Princess Street from the corner of Cork Street to the back parking lot of the Mount Forest & District Sports Complex in the former Town of Mount Forest

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT By-law Number 74-13 being a by-law to temporarily close a portion of Princess Street from the corner of Cork Street to the back parking lot of the Mount Forest & District Sports Complex in the former Town of Mount Forest for a Couch Potato Race be read a First, Second and Third time and finally passed.

Resolution Number: 17

Carried

3. 75-13 Being a by-law to adopt policies and procedures to govern the purchasing of goods and services

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT By-law Number 75-13 being a by-law to adopt Policies and Procedures to govern the purchasing of goods and services be read a First, Second and Third time and finally passed.

Resolution Number: 18

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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K. BY-LAWS (continued)

4. 76-13 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Lot 1, Concession 5, geographic Township of West Luther, 8789 Wellington Road 14 – Gavin Frey)

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT By-law Number 76-13 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 Lot 1, Concession 5, geographic Township of West Luther, 8789 Wellington Road 14 – Gavin Frey)

Resolution Number: 19

Carried

5. 77-13 Being a by-law to prevent public use of a portion of an unopened Crown Survey Road Allowance (West Luther Sideroad 3)

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT By-law Number 77-13 being a by-law to prevent public use of a portion of an unopened Crown Survey Road Allowance be read a First, Second and Third time and finally passed. (West Luther Sideroad 3)

Resolution Number: 20

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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K. BY-LAWS (continued)

6. 79-13 Being a by-law to appoint a Chief Administrative Officer for the Corporation of the Township of Wellington North

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT By-law Number 79-13 being a by-law to appoint a Chief Administrative Officer for the Corporation of the Township of Wellington North be read a First, Second and Third time and finally passed. (Michael Givens)

Resolution Number: 21

Carried

L. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report dated September 4, 2013

North Wellington Health Care and Groves Memorial Community Hospital
- CEO/Administration Report – Summer (July/Aug) 2013

M. CULTURAL MOMENT

TRISKELE SOAPS

Triskele Soaps products are made of all natural ingredients!

Created by Hali Morgan-Panuncio, a Mount Forest entrepreneur, her line of soaps are SLS, EDTA, PARABEN and PROPOLENE GLYCOL free. She was inspired to create her own soaps after not being able to find products that effectively aid the dry skin and eczema that her family suffered from. Seeing the amazing results found from using common home based ingredients like olive oil, lavender essential oil and coconut oil, Hali took her hobby and made a business of it.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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M. CULTURAL MOMENT (continued)

Triskele Soaps is the creator of the 'Butter Tart Soap' featured on The Butter Tart Trail. Not only was Hali able to create a soap that smells like the quintessential dessert, but they look like them too! The 'crust' is made using a goat milk soap base, cinnamon and almond fragrance oil in a real tart mold. Once hardened, the filling is poured consisting of a honey soap base, cinnamon, cocoa powder, vanilla essential oil, and cinnamon essential oil. The combination of oils creates a warm butter tart scent that is almost good enough to eat!

N. NOTICE OF MOTION

None.

O. ANNOUNCEMENTS

Councillor Lennox inquired about the process of property assessment in regards to building permits and MPAC. He raised concerns that some properties are going beyond three years in being assessed. Councillor Lennox requested a staff report regarding these issues. Mayor Tout reminded everyone that Council passed a resolution last year, along with other municipalities in the County, regarding concerns with assessments by MPAC.

Councillor Lennox reminded everyone that the opening of the new Arthur walking trail will take place on Saturday, September 14 at 10:30 a.m.

Councillor Burke asked who is responsible for removing graffiti on the signs on the on Rick Hopkins bridge on Highway 6, south of Mount Forest. Deb Zehr, Director of Public Works will look into this.

Mayor Tout reminded everyone of the Mayor's Breakfast on Thursday, September 12 in Arthur at 7:00 a.m. He encouraged everyone to attend the Arthur Walking Trail Opening on Saturday. The Mount Forest Patriots home opener will also take place on Saturday. Mayor Tout asked that winners of the Fall Fair Ambassador competitions be invited to the next Council meeting to be presented with congratulatory certificates.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, September 9, 2013

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P. CLOSED MEETING SESSION

1. "Legal" matter
2. "Personnel" matter

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT Council go into a meeting at 9:16 p.m. that is closed to the public under subsections 239 (2) (e) (f) (d) of the Municipal Act, 2001

1. "Legal" matter to consider litigation or potential litigation (Sec. 239 (2)(e))
2. "Legal" matter to consider advice that is subject to solicitor-client privilege (Sec. 239 (2) (f))
3. "Personnel" matter to consider labour relations (Sec. 239 (2) (d))

Resolution Number: 22

Carried

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT Council rise from a closed meeting session at 10:06 p.m.

Resolution Number: 23

Carried

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT report TR2013-25 detailing Development Charges – Refunds/Reduction/Deferral Agreements is received;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North directs the CAO/Treasurer to issue the Media Release, which clearly indicates that the Township will not seek to recoup development charges not collected during the period January 1, 2011 to May 28, 2012.

Resolution Number: 23A

Carried

/23

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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P. CLOSED MEETING SESSION (continued)

Moved by: Councillor Lennox

Seconded by: Councillor Yake

“THAT Council of the Corporation of the Township of Wellington North receive the report TR2013-26 with regard to Union Negotiations.”

Resolution Number: 23B

Carried

Q. CONFIRMING BY-LAW

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT By-law Number 80-13 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on September 9, 2013 be read a First, Second and Third time and finally passed.

Resolution Number: 24

Carried

R. ADJOURNMENT

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Regular Council meeting of September 9, 2013 be adjourned at 10:08 p.m.

Resolution Number: 25

Carried

DEPUTY CLERK

MAYOR

September 23, 2013

CONTACT: Andrea Stass
Phone: 1-800-571-8446 ext.5005490

UNION GAS SUPPORTS WELLINGTON NORTH FIRE SERVICE WITH \$5,000 GRANT
'Project Assist' donation will help department upgrade crucial training

Kenilworth, ON – Union Gas Utility Service Manager for Waterloo North, Steve Harrison was at the Wellington North volunteer fire department today as part of a partnership campaign between the Fire Marshal's Public Fire Safety Council and Union Gas that will provide a \$5,000 credit to purchase training materials.

The department was one of seven chosen via a random draw of all applications Union Gas received during a call out for interested departments in the company's service area. Other recipients include Edwardsburgh/Cardinal, Thames Centre, Dryden, Kapuskasing, Zorra and Tillsonburg.

"Volunteer firefighters are integral to the safety of residents and business operations in Ontario," said Harrison. "We believe strongly that this partnership will have long-lasting benefits and will help make an Ontario a safer place. Safety is always top of mind at Union Gas, whether it's pipeline safety or ensuring we all do the proper things while driving. We live and breathe safety every day."

Union Gas recognizes that volunteer firefighters play an important role in keeping Ontario safe. There are 11,035 full-time firefighters in the province, but there are 19,214 volunteer firefighters. There were over 11,500 outdoor, structure or vehicle fires with losses in Ontario, so the need for well-trained fire services members is evident.

"Having access to up-to-date training materials is crucial to firefighter health and safety," said Ted Wieclawek, Fire Marshal of Ontario, Chief of Emergency Management and Chair of the Fire Marshal's Public Fire Safety Council. "Thanks to Union Gas, Project Assist can continue to help fire service personnel get the training materials they need to handle dangerous and unpredictable situations."

Union Gas believes strongly in the health of the communities it serves, so reaching out to support such a valuable training program is a good fit for the company.

"I am very pleased that our service has been chosen to receive this grant. This will help out our fire fighters immensely with their education and training," said Fire Chief Jeff Dahms.

There are 183 volunteer/composite fire departments in Ontario whose communities are serviced by Union Gas.

About the Fire Marshal's Public Fire Safety Council

The Fire Marshal's Public Fire Safety Council is a registered charity established in 1993 with a mission to help create "a world where no one is hurt by fire". The Council, chaired by the Ontario Fire Marshal and supported by the Office of the Fire Marshal, operates at arm's length from the government and promotes fire prevention and public education through sponsorships and partnerships with various groups and individuals with an interest in public safety.

About Union Gas

Union Gas Limited, a Spectra Energy (NYSE: SE) company, is a major Canadian natural gas storage, transmission and distribution company based in Ontario with 100 years of experience and service to customers, assets of over \$5.8 billion and approximately 2,200 employees. The distribution business serves about 1.4 million residential, commercial and industrial customers in more than 400 communities across Ontario. Union Gas is one of Canada's Top 100 Employers for 2011, 2012 and 2013. For more information, visit uniongas.com.

Connect with us:

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YouTube: youtube.com/user/uniongas

Facebook: www.facebook.com/uniongas

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CONTACTS:

Union Gas Limited

Andrea Stass, Manager, External Communications and Media Relations

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Cell: 519 365-1010

astass@uniongas.com

Fire Marshal's Public Fire Safety Council

Carol Gravelle, Public Relations Officer/Messenger *Online* Editor

Office of the Fire Marshal

Ph: (416) 325-3138

Carol.Gravelle@ontario.ca



TOWNSHIP OF WELLINGTON NORTH

FIRE SERVICE



7490 Sideroad 7 West, PO Box 125, Kenilworth, Ontario NOG 2E0

ARTHUR FIRE STATION REPORT AUGUST 2013

The Arthur Fire Department responded to eleven calls for assistance during the month of August 2013.

| | |
|----------------------------------|--|
| West Garafraxa | - 1 Vehicle Fire - 1 Alarm Activation |
| Arthur Village | - 4 Alarm Activations |
| Mapleton Township | - 1 MVC |
| West Luther | - 1 Ambulance Assist |
| Peel Township | - 1 Brush Fire - 1 Grain Dryer Fire |
| Mutual Aid/ Centre Wellington | - 1 Tanker Requested |

There were four practices held during the month of August. On August 7th, Practice # 39, nine members attended; on August 14th, Practice # 40, twelve members attended; on August 21st, Practice # 41, thirteen members attended and on August 28th, Practice # 42, six members attended.

On August 12th, four fire fighters attended the Council Meeting in Kenilworth with their new tanker.

On August 14th, 15th and 16th Jim Morrison attended the OFC in Gravenhurst for the CO 505: Post Incident Evaluation Documentation Simulation.

On August 26th to August 30th Jim Morrison and David Hodgkinson attended the OFC in Gravenhurst for the CO 60102: Specialized Rescue Operations/Hazardous Materials Certification Course.

The total number of Burn Permits issued by the Township for the Arthur Fire area in the month of August was seven. One permit for Mapleton was issued for Mapleton Township area covered by the Arthur Fire. There were eight burn permits issued in total.

Submitted by:
Arthur Station Chief Jim Morrison
CMM III Fire Service Professional

**Fire Prevention Report
Wellington North Fire Services**

**August 2013
Arthur Station**

| | |
|--------------------------------------|----|
| Evac. Procedures | 0 |
| Telephone Calls | 11 |
| Business/Personal Service | 6 |
| Residential | 2 |
| Assembly Occ. | 1 |
| Misc. | 5 |
| Industrial | 2 |
| Meetings | 3 |
| Complaints | 0 |
| Mercantile | 2 |
| Letter/Reports | 8 |
| Institutional | 0 |
| Burn Permits | 3 |
| New Construction/Plan Review | 0 |
| Occupancy Permits | 0 |
| FE Ext. Training/Talks | 1 |
| Emerg. Planning | 0 |
| Inspection Follow Up | 4 |
| Pub. Ed. Lectures/Tours/House | 0 |
| Pre Incident Planning | 0 |
| Fire Safety Plan Review | 1 |
| Administration | 6 |
| Court/Documents/Serving | 0 |
| Training (OFC/Local) | 1 |
| Investigations | 0 |

Notes:

**Lower numbers as I was away at OFC for training and off on holidays
in August**



TOWNSHIP OF WELLINGTON NORTH

FIRE SERVICE



7490 Sideroad 7 West, PO Box 125, Kenilworth, Ontario N0G 2E0

MOUNT FOREST FIRE STATION REPORT AUGUST 2013

The Mount Forest Fire Station responded to twenty three calls for assistance during the month of August 2013

- | | |
|----------------------|--|
| 10 in Mount Forest | - 2 CO 2 Alarms (No Problems) |
| | - 2 False Alarms |
| | - 4 Ambulance Assist (2 possible V.S.A – 1 Lift Assist – 1 Medical Assist) |
| | - 1 Dryer Vent Smoking |
| | - 1 Report of Structure Fire (No Fire) |
| 3 in West Grey | - 1 MVC (89 Highway & Pike Lake Road) |
| | - 1 Ambulance Assist (VSA) |
| | - 1 False Alarm |
| 2 in Southgate | - 1 Mutual Aid to Assist Dundalk at Structure Fire |
| | - 1 Tractor Trailer Straw Fire |
| 3 in Minto | - 1 Mutual Aid – Possible Barn Fire (No Fire) |
| | - 1 MVC (Highway 89 & 12 Line) |
| | - 1 Public Assist (not call, did not respond) |
| 5 in Arthur Township | - 1 Ambulance Assist |
| | - 1 Skid Steer Fire |
| | - 3 MVC (Highway 6 & Sideroad 6 - Wellington Road 14 south of Conn – Wellington Road 6 between Sideroad 4 & 5) |

There were two meeting/practice sessions held during the month of August 2013. On August 7th, 2013 fifteen members were present and on August 19th, 2013 seventeen members were present.

On August 1st and 2nd two members attended the Bus Auto Extraction Course in Fergus.

Several members of the Mount Forest Fire Station attended the Council Meeting in Kenilworth on August 12th for the unveiling of the new Mount Forest and Arthur Tankers.

Respectfully Submitted,
Ron MacEachern
Mount Forest Station Chief

**Fire Prevention Report
Wellington North Fire Services**

**August 2013
Mount Forest Station**

| | |
|--------------------------------------|----|
| Evac. Proceedures | 0 |
| Telephone Calls | 17 |
| Business/Personal Service | 11 |
| Residential | 1 |
| Assembly Occ. | 2 |
| Misc. | 9 |
| Industrial | 1 |
| Meetings | 4 |
| Complaints | 0 |
| Mercantile | 3 |
| Letter/Reports | 12 |
| Institutional | 0 |
| Burn Permits | 1 |
| New Construction/Plan Review | 1 |
| Occupancy Permits | 0 |
| FE Ext. Training/Talks | 0 |
| Emerg. Planning | 0 |
| Inspection Follow Up | 3 |
| Pub. Ed. Lectures/Tours/House | 1 |
| Pre Incident Planning | 0 |
| Fire Safety Plan Review | 1 |
| Administration | 6 |
| Court/Documents/Serving | 0 |
| Training (OFC/Local) | 1 |
| Investigations | 1 |

Notes:

**Lower numbers as I was away at OFC for training and off on holidays
in August**

TOWNSHIP OF WELLINGTON NORTH
FIRE COMMITTEE MEETING MINUTES

September 17, 2013 – 7:00 pm - Council Chambers

Members Present: Mark Goetz – Chair (Councillor)
 Dan Yake, Councillor
 Fire Chief Jeff Dahms, Wellington North Fire Service
 Jim Morrison, Arthur Station Chief
 Troy Lawlor, Arthur Deputy Station Chief
 Ron MacEachern, Mount Forest Station Chief

Also Present: Michelle Stone, Administration Support

Absent: Bill Hieber, Mount Forest Deputy Station Chief
 Mike Givens CAO/Treasurer
 Jason Benn, Fire Prevention Officer

Meeting was called to order at 7:00 pm.

1. Declarations of Pecuniary Interest

- None declared.

2. Approval of Minutes from May 21st, 2013 Minutes

Moved By: Ron MacEachern

Seconded by: Dan Yake

THAT the Minutes from the May 21st, 2013 be accepted.

Carried

3. Business Arising

New Generator in Mount Forest – It is installed and ready to go. They will be setting up a monthly test schedule and will work the timing into the practice schedule. There will be an annual test required and Dan Yake suggested that with several departments having generators that require annual testing, there may be a way to get a maintenance contract for all at the same time which could result in cost saving.

Hydrants Painting – The Chief has discussed this with Barry Trood and there is another system called “Mark a Hydrant” with color coding that you can put on cap and reflective - cost is approximately \$5 - \$7 per plate and would require two per hydrant. The Chief is collecting more information for further discussion.

Flow Testing - Water Dept does not typically do “flow testing” but Triton indicated that there is a program we can access. He will follow up with Ken Frey to see if we are able to use it here. It would give actual figures

Special Festival & Events Guide – The Chief and Barry Lavers are making some adjustments to the Guide to make it easier to read and it will be tailored for any/all events & organizations. They will then plan training sessions for staff to explain the reasoning for the document, how to implement and why it is required.

4. New Business

- Old Generator from Mount Forest Fire Station – The Chief presented reports on options for the old generator from the Mount Forest Station. Option # 1 would be to advertise locally and sell through tender bids. Option # 2 would be to use the value towards an outstanding invoice for repairs. That company is willing to negotiate and the Chief is confident he can get most of the invoice absolved this way.

Moved By: Jim Morrison

Seconded By: Ron MacEachern

THAT the Fire Committee recommend to Council that the generator previously utilized at the Mount Forest Fire Station a 1991 Sommers 60kw 120/208V Cummins Diesel Geerator be declared surplus;

AND FURTHER THE Committee recommends that Council authorize Chief Dahms explore sale of the generator to the repair provider to ascertain the best possible value.

Carried

- Old Tankers from both Arthur and Mount Forest Fire Stations – The Chief presented a report to the Committee. He feels that they need to be deemed surplus and had several options. One was to deal with an online company that would do pictures, bids and they 10% of selling price for this service. There is no contract and or other fees. Another option would be to keep as assets. There is no cost to them at this time and could be kept as long as they did not cost the Township money. The Township could advertise ourselves and there are interested parties. We do have Mutual Aid if we required more tanker support at an event and old tankers do have a value at this time.

Moved By: Troy Lawlor

Seconded By: Ron MacEachern

THAT the Fire Committee recommend to Council that the 1989 Ford 1500gl. Tanker and the 1988 International 1500gl. Tanker be deemed “surplus”.

AND FURTHER THE Committee recommends that Council authorize Chief Dahms explore sale of the two Tanker that are surplus through means of advertising through a web based company.

Carried

- New Tankers – The new tankers are ready to go with a few minor adjustments. They are moving into service and both stations are 90% done with training. They moving into service but still have the old tankers as back up.
- Organizational Chart - The Chief is working on this with the CAO and it will include job descriptions as well as updated SOG's.
- Bunker Gear – Jim Morrison mentioned that some of their bunker gear is out of service. Mount Forest also has two that will be out of service shortly. The Chief(s) is addressing this issue and getting final costing, comparing specs and speaking to fire fighters to see if there are any other needs for the gear. He will be making a decision and ordering before the year end.
- Fire Prevention Week - Jason Benn is setting up promotions and programs for Wellington North schools. Once they are in place, he will contact the Fire Stations for their participation.

- Public Education in Wellington North Schools, “Keeping Our Kids Safe” Campaign, and “A Recipe for Fire Safety” Educational Series – Jason Benn is working on these for the Township
- Shop with a Cop – The Chief spoke with the Police Superintendant for Wellington County and they are planning one in Arthur for the fall. It is a police driven initiative that will include the Wellington North Fire Service.
- Fire Agreements – The Chief will be addressing the Agreements with CA
- Solar Panels – Solar Power Projects on Municipal Buildings – This could a revenue generator for the Township. The Township needs to have a Policy in place and are discussing with the Building Department. There are currently some SOG’s in place and the Fire Department does receive a list of buildings that are installing solar panels from Building Department. The Chief is meeting with other Fire Departments to look at this issue. It was also suggested that Wellington North Fire Service have their own Committee on this subject.

Announcements

Councillor Yake asked that both departments receive thanks for all their hard work for our community.

Mount Forest fire calls are up this year.

The Chief submitted an application to the Fire Safety Council in conjunction with Union Gas for \$5000.00 credit to use towards the purchasing of training resources. Wellington North Fire Service is one of eight Fire Departments to receive this.

Chief Dahms and Fire Prevention Officer Jason Benn have applied for the \$5000.00 Bernard A. Moyle Public Education Award funded by the Fire Marshal’s Public Fire Safety Council. This award is presented annually in Ontario to one organization to further support fire and life safety education programs or campaigns.

Fire Prevention Officer Jason Benn has been asked to present on behalf of Wellington North Fire Service at the Life Educators Conference that will be held in Sudbury, Ontario in October. Chief Dahms and Fire Prevention Officer will be attending and taking the Fire Safety House and Program.

Ron MacEachern – On Saturday, November 2nd, 2013, the Mount Forest Fire Station will be holding their 4th Annual YUK Yuks Comedy Night.

On Saturday, September 14th, 2013, he attended the un-veiling of the North Perth Firefighter’s Memorial Dedication in Listowel. It is very impressive and commemorates the two fallen fire fighters from Listowel.

Jim Morrison – On Tuesday, November 5th, 2013, the Arthur Fire Station will be hosting the Mutual Aid Meeting at 8 pm. Invitees include Council. They are looking for ideas or topics for the meeting.

5. Next Meeting

- The next meeting will be on Tuesday, November 19th, 2013

Adjournment

Moved By: Troy Lawlor

Seconded: Dan Yake

THAT the meeting be adjourned at 8:05 pm.

Carried

**RECREATION & CULTURE ADVISORY COMMITTEE MEETING
TUESDAY SEPTEMBER 10, 2013 at 8:30 A.M.
MOUNT FOREST & DISTRICT SPORTS COMPLEX MEETING ROOM**

Members present: Chairperson Councillor Sherry Burke, Councillor Dan Yake, Southgate Councillor Pat Franks, Mark MacKenzie, Mount Forest Facilities Manager, Mike Givens CAO, and Barry Lavers, Director of Recreation, Parks and Facilities.

Regrets: Mayor Ray Tout
Arthur Facilities Manager Tom Bowden
Linda Spahr

MINUTES:

Moved by: Mark Mackenzie
Seconded by: Councillor Franks

THAT the minutes of the June 4, 2013 Recreation meeting be accepted.

Carried

Resolution Number: 1

BUSINESS ARISING FROM MINUTES:

There was none.

NEW BUSINESS:

Mount Forest Sports Complex Upper Room

Barry gave the Committee an update on the status of the Upper Room Project. A request for Construction bids was sent out to 8 Local Contractors on August 21, 2013 including specifications and drawings. An advertisement was placed in the Mount Forest Confederate and Arthur Enterprise on August 21, 2013 and on the Township of Wellington North website. Closing date for bids was set for Sept 10, 2013 @ 3pm. There was discussion on the use and final concept of the room once construction was completed and included trophy cases, lighting, displays, etc. This will be discussed at a further date with input from the Committee members on an ongoing basis.

In Motion Committee

Barry reported that the In Motion Committee will be hosting a "Couch Potato" Race at the Mount Forest Sports Complex on Thur. Oct. 10, 2013 from 11am-1pm. This will be part of In Motion week which starts Oct 7, 2013 and includes various activities to promote Healthy Living activities for residents.

Mount Forest Trail

Barry and Mark updated the Committee on work being done on the Mount Forest Trail throughout the summer. There were several meetings with Bob Armstrong of the Volunteer Committee who has been quite busy with ongoing trail work. Staff completed work on the River trail portion earlier this summer. A site visit was completed with Wellington County Weed Inspector John Benham, Mark, Bob and Barry on July 23, 2013. Councillor Yake asked Barry to investigate the Great Lakes Guardian Trust Fund to see if there is any possible funding available for 2014.

Budget 2014

Barry asked Committee members to begin thinking of budget items for 2014 and provide information and consideration for the next meeting as discussions will begin on completing the Recreation portion.

Solar Panels

Barry gave the Committee an update with regards to a proposed project to place Solar panels on the rooftops of several Municipal buildings including the Mount Forest Sports Complex and Arthur Arena. This will be a revenue generating source for the Municipality. Requests for information have begun as we have started providing data as requested by Soventix Canada in August 2013.

Capital Projects

Barry updated the Committee on the status of several Capital projects for 2013. The Arthur Arena players benches and flooring project has been completed. The Federal Grant application for the Accessible Doors at the Arthur Arena was turned down. An application for Wellington County for 2014 funding will be completed and submitted.

Mount Forest Sports Complex Emergency Generator

An update was provided to the Committee with regards to the Generator. It was determined that after further investigation there will be additional work required to complete this project. Barry intends to provide Council with a report once additional quotations and information have been received.

Arthur Arena

Ice is currently being installed at the Arthur Arena and the season is expected to begin shortly. Successful Fall Fair was held on Sept 5-8, 2013.

CORRESPONDENCE:

A letter was received from Human Resources Skills Development Canada indicating that the Grant application for the Arthur Arena Accessible Doors was not successful.

REPORTS:

Mark MacKenzie provided a written report for members and gave highlights. He indicated the ice has been installed at the Complex and the season is underway beginning August 26, 2013. Summer Hockey School was completed with reduced participants and ice rental. Nicole West provided a Skate Canada program which provided additional ice rental. Arthur Minor Hockey also used some ice time. A discussion was had on the viability of early ice for next season and if additional marketing might help to increase usage. Mark also commented on the utilities charges for municipal water at the pools this year. We have not been charged in the past and this added several thousand dollars unexpectedly to the expense budgets. Fall Fair was held on Aug 31- Sep 2, 2013.

Barry provided a report and update for members. He highlighted completion of the Wellington County Trail and Parks mapping updates, project completions, and attendance at several area meetings.

MEMBER'S PRIVILEGES:

Mark expressed concerns regarding increased vandalism over the summer at the Pavilion locations in Mount Forest with several repairs needed to the doors and buildings. OPP were contacted.

Barry reported that additional signage will be needed for unauthorized use by ATV and Horseback Riders on the Mount Forest Trail after several complaints have been received. Bob Armstrong is concerned with damage to the trail.

Councillor Yake inquired if a meeting had been set up with Jerome Quenville of the Louise Marshall Hospital with regards to Emergency Evacuation. Barry indicated a meeting was discussed with Linda Dickson, Wellington County Emergency Manager who will need to be in attendance and a firm date will be confirmed as soon as possible with all parties.

Councillor Franks asked if the floor repair to the Sports Complex was completed and Barry indicated that the work was done in conjunction with Cimco Refrigeration on June 11, 2013.

Councillor Franks inquired if the Committee intends to continue meeting on a regular basis and Chairperson Burke indicated that it would.

CAO Mike Givens thanked the Committee for the invitation to the meeting today.

Chairperson Burke announced the Arthur Walking Trail opening on Saturday September 14, 2013 at the Arthur Lions Park @ 10:30am

NEXT MEETING:

The next meeting will be held on Tuesday Oct 1, 2013.

ADJOURNMENT:

The meeting was adjourned at 9:45 a.m.

SEWER AND WATER COMMITTEE MEETING
September 17, 2013

Committee: Andy Lennox, Councillor, Chairman
Sherry Burke, Councillor
Barry Trood, Sewer/Water Superintendent
Corey Schmidt, Foreman, Water Operator
Deb Zehr, Director of Public Works

Start: 8:30 am End: 9:40 am

Minutes of the May 28th meeting, 2013 meeting were previously circulated and approved by Council.

Project Status Update

1) UV System Installation AWWTP

This work is underway and well ahead of time for completion. The discharge for effluent can begin as early as the end of September although, normally do not start discharge until mid October.

Golden Valley Farm

A meeting will be organized with members of Council and Steve Nutt of XCG on: 1) options to increase capacity, 2) how to proceed with the request to increase discharge of effluent to the WWTP and 3) and how Council wished to address capacity issues moving forward.

Water Tower Cleaning

This project is underway, and is to take place this week, followed by the water tower inspection and painting of the outside 4 sections inside shell. The tower will start to be drained Sept 22nd and may be out of service up to a week pending weather conditions, sampling etc. Pressure in the system will be maintained by the town wells during this period with the help of pressure relief valves at 3 hydrant locations in the outlying areas. It will be refilled over the next weekend.

Roof repair at AWWTP

A request was made at the last Council meeting after approving Wm Green to replace the Administration and Filter building roof (3352 sq ft) to obtain a quote for the roof on the Sludge Building (688 sq ft) which is the same age and material to be repaired at the same time. A quote for this work was obtained and the following price was submitted. Discussion was

| | |
|---|--------------------------|
| Previously approved costs | |
| Wm Green Roofing | \$42,700.00 + HST |
| North American Roofing (5.5% of awarded contract) | <u>+\$2,348.50</u> + HST |
| Total cost | \$45,048.50 +HST |

| | |
|---|-------------------------|
| Additional financial impact of adding the Sludge Building | |
| Wm Green Roofing | \$11,230.00 + HST |
| North American Roofing (5.5% of awarded contract) | <u>+ \$617.65</u> + HST |
| Total cost | \$11,847.65 + HST |

| | |
|---------------------------------|--------------------------|
| Total to Wm Green Roofing | \$53,930.00 + HST |
| Total to North American Roofing | <u>+\$2,966.15</u> + HST |
| | \$56,896.15 + HST |

The Public Works Water and Sewer Committee recommends:

“THAT staff proceed with adding the Sludge Building roof to the existing work contracted to Wm Green Roofing for the additional cost of \$11,230+ HST and an additional cost to North American Roofing of \$617.65+HST. The grand total for the Arthur WWTP roofing replacement cost is \$56,896.15 and that it will be funded from the Arthur Sewage reserve funds. “

Tucker Street Arthur

Water main pressure testing completed and the 2nd set of bacti samples were being completed today.(Sept 17th) if they come back meeting compliance the contractor will be able to connect all services in by the end of the week. A leak was detected at a main stop at property line. Once water services are connected then paving should be set to start. There will be some additional costs will be incurred due to some services had to be relocated to the proper property lines.

Waterloo Street Mount Forest

The sanitary force main and the sanitary sewer are completed. The work on the water main is now underway. There have been a few water service issues discovered. The work will continue for at least another month before they will be done.

- 2) **Foreman's report** – please see attached OCWA reports for June, July, August no compliance issues noted. But OCWA has stated the digester building needs to be cleaned out in 2014 which will allow for the air system to better circulate the air through out the process of sludge digestion.

3) Items for Discussion

-Watts severance a request for 5 lots has come in and a request that we grant 2 units for sewage to them. At the present there are 0 units to give.

-An emergency sewer service connection has been granted to the home owner at 469 Tucker Street Arthur. It is a home that has been there for some time and was on septic system. The sewer connection lateral was previously installed but the client was not connected. However, they recently started having problems with the septic tank and made a request to connect to the sanitary.

-Currently there are 2 infill lots on the books (lot that is ready to build on) and a request has come from Building Department staff asking that Council consider taking the 2 in-fill lots back and put them into uncommitted capacity. As we are currently in a deficit and this would reduce the deficit number and make no more sewage capacity available in Arthur. Please see the attached sheet from the consultant for reference Direction from Council on this issue was requested.

- 4) **Other Business/next meeting** – no further business, next meeting will be held Oct. 15, 2013 10:00am – 12:00

ROADS COMMITTEE MEETING
September 17, 2013

Committee: Andy Lennox, Councillor, Chairman
Sherry Burke, Councillor
Dale Clark, Road Superintendent
David Hill, Roads Foreman
Andy Morrison, Roads Foreman
Deb Zehr, Director of Public Works

Start: 9:45 am End: 11:15 am

Minutes of the May 28th meeting were previously circulated and approved by Council.

1) Project Status Update by Dale

Paving overall more asphalt was used than was in the original budget. Money left over from the Tucker Street asphalt project will help cover that cost.

Sideroad 7 This work was finished yesterday. Asphalt for this project was 100 tonne over budget due to the fact the wheel ruts had to be filled in and it took that much material to do so.

Bridge Inspections/Road Needs Study -Completed field portion with Bruce Grant of B.M. Ross report is being completed

2) Foreman's Report
Andy

- Domville St. in Arthur is finished.
- Schmidt Dr. being done by a private developer Phase 1 is completed
- Sidewalk work is done and needs curbing yet
- Brad Schwindt completed the ramp area at the Municipal Office in Arthur
- Culvert replacement on Domville and Wells has been completed
- Roadside grass cutting for the fall is done
- Fall tree planting is underway

David

- Fall gravelling, patching underway
- Shouldering work being done
- Winter sand coming in next week awaiting stacker
- Unused road allowance – Sideroad #3 at Line #2 gates have been ordered, notices have been handed out to area residents

3) Items for Discussion

- Training on Traffic Control and Backing of Vehicles will take place with WNP November 19, 2013
- Computer basics training has been investigated for the roads staff. They have money to purchase a tablet for the truck and they feel they need to

learn the basics of computer operations better, emailing and such to become more competent in it's use. This will likely take place in the early Spring 2014.

- Winter maintenance standards and vehicle inspection training will take place in late November and the winter term task employees will be included in this training

4) **Other Business and Next Meeting**

- O'Donnell Severance – Staff were looking for direction on this road maintenance issue. Staff would like to work with Mr. O'Donnell to resolve this issue. Discussion on Council's support of the recommendation to support staff on what has been done in the past was declined. Councillor Burke suggested that we adhere to Gil's advice or bring it back to Council and could let him come in and plead his case. Councillor Lennox sees 3 options: 1) do nothing, 2) split cost 3) build turnaround at his expense. David said this has been a non maintained winter road for 20-25 yrs. Staff are requesting direction on this issue.
- Trucks for winter operations – Staff is looking at the following options for completing snow ploughing in Mount Forest:
 - 1) Auction off single axle 88 International and keep 2000 Volvo tandem for rural plough work
 - 2) Get blade prices for smaller truck Stirling 2003 and use that one
 - 3) Use 2003 Stirling in Mount Forest and get a reversible plough
 - 4) Price poly blade for backhoe and Bi-directional tractor
 - 5) If a new backhoe is purchased get it equipped with necessary winter maintenance equipment
- Staffing – also discussed needing more term task employees for the winter operations. There was discussion around pricing and determine if there would be a cost savings to the options above. Research Reeves cost for winter maintenance in Mount Forest

5) **General Information/Next Meeting**

Next meeting is Oct 15 starting at 10:00am – 11:30am



Township of Wellington North

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Director of Public Works Report PW 2013-02

TO: Council

FROM: Deb Zehr, Director of Public Works

DATE: September 23, 2013

RE: O'Donnell Severance Application

Background:

Council has met several times to find a resolution to the Brian O'Donnell farm dwelling property severance identified as East 1/2 Lot 6 Concession 5 in the former West Luther Twp. The last recommendation made by staff "THAT Council supports the original staff condition on the severance application, that all road upgrades to the township standard would be the responsibility of the applicant," was not accepted. Council at that time requested that staff do further review and analysis on the situation. Facts of the severance application have been discussed and Staff is looking for direction from Council on how they wish to proceed with this issue.

A cost was previously prepared by the Roads Superintendent to upgrade the road at an approximate cost of \$27,000. The length of road leading to the laneway is approximately 250 metres and a safe turn around area would need to be created. We could use Township staff and resources for the majority of the upgrade work. The current residential assessment on the property is \$64,126.00. (Township taxes = \$347.29)

Staff are offering 4 options:

- 1) Do nothing
- 2) Split the cost
- 3) Staff create the proper turn around and road work to Township Standards at Mr. O'Donnell's expense.
- 4) Township covers all costs

Financial Impacts and Options:

- 1) Council directs staff to do nothing therefore no cost impacts.
- 2) Council directs staff to split the cost of \$27,388 + HST (482.03) = 27,870.03/ 2 = \$13,935.02 and that it be funded from the roads reserves.



Township of Wellington North

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- 3) Council directs Mr. O'Donnell to pay the full cost to bring the road up to Twp standards at a cost of \$27,870.03.
- 4) Council directs staff to create the proper turn around and road work to Township standards and that it be funded from the roads reserves at a cost of \$27,870.03.

Summary. Re-iterate that if Council were to determine to do the road reconstruction on a shared cost basis, that is by using public funds for part of the cost, my advice is that this should be done on the basis of policy and facts sufficient to allow a decision based on comparison should a similar situation arise in the future either on a severance application or in other circumstances -- otherwise it could be difficult to determine the cut off point.

Staff continues to support the original staff condition on the severance application, that all road upgrades to the Township minimum maintenance standard would be the responsibility of the applicant. In addition, Staff also suggests that the winter roads maintenance policy be updated.

Recommendation:

THAT report PW2013-2 with regard to the O'Donnell Severance Application is received;

THAT Council directs staff to update the winter roads maintenance policy.

AND FURTHER THAT Council supports the original staff condition on the severance application, that all road upgrades to the Township minimum maintenance standard would be the responsibility of the applicant.

Minutes
Township of Wellington North
Building/Property Committee – September 18, 2013 at 9:00 a.m.
Wellington North Council Chambers

Present: Dan Yake, Councillor (Chair)
Mark Goetz, Councillor
Cathy More, Deputy Clerk
Mike Givens, CAO
Darren Jones, Chief Building Official
Patty Wright, Building Inspector

Also Present: Andy Lennox, Councillor
Gerald Shepetunko

The meeting was held in the Council Chamber at the Municipal Office in Kenilworth, starting at 9:03 a.m.

Minutes- July10, 2013

Moved by: Andy Lennox, Councillor
Seconded by: Dan Yake, Councillor

That the Minutes of July 10, 2013 be accepted.

Carried

Business Arising from the Minutes

Proposed zoning amendment – Storage Containers

Discussion concerning the proposed by-law amendment took place. Items considered were the ability of the Building Department to regulate and enforce the proposed changes. The condition and safety of these storage containers can be dealt with through the property standards by-law. Further, one of the issues that triggered the proposed changes has been resolved. Resulting in the following motion.

Moved by: Andy Lennox, Councillor
Seconded by: Dan Yake, Councillor

THAT the Building and Property Committee recommends to Council that By-law Number 64-13 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Storage Containers) be defeated in its current form.

Carried

Arthur Seniors Hall

Andy Lennox, Councillor, reported that the Arthur Seniors Club has responded to the letter sent from The Township of Wellington North offering the hall to the seniors for one dollar. The response is in the form of a request for a meeting to bring forth concerns and questions the Seniors Club has. A meeting is being set up for Wednesday September 25, 2013 at 9:00 a.m. The meeting will be held at the Arthur Seniors Hall.

Building Permit Monthly Report

Moved by: Mark Goetz, Councillor
Seconded by: Dan Yake, Councillor

THAT the Building Permit Monthly Review for period ending July 31, 2013 was reviewed and accepted.

THAT the Building Permit Monthly Review for period ending August 31, 2013 was reviewed and accepted.

Carried

Other Business

Flag Pole

Cathy More, Deputy Clerk reported the flag pole has been installed at the south entrance to Wellington North and the flag is flying.

Arthur Lawn Bowling Club

Andy Lennox, Councillor, presented a request for assistance from Arthur Lawn Bowling Club to deal with two trees that are located on their property that could create problems with the hydro lines and adjacent properties. Mike Givens, CAO will make an inquiry to Wellington North Power as to who should handle the matter.

OPP Training Centre

Mike Givens, CAO reported the OPP has requested quote information for the roof repairs. Mike Givens, CAO has provided such and is waiting for a reply.

Former Mount Forest Daycare

Mike Givens, CAO does not have anything new to report pertaining to the sale. Mike Givens, CAO will continue to try to obtain more information.

Date of Next Meeting

October 16, 2013 at 9:00 a.m.

Adjournment

Moved by: Dan Yake, Councillor
Seconded by: Mark Goetz, Councillor

Meeting Adjourned at 9:47 a.m.



Township of Wellington North

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ACTING CAO/TREASURER'S REPORT TR2013-29

TO: Council

FROM: Mike Givens, CAO/Treasurer

DATE: September 9, 2013

RE: WNP Proposal-Conservation Committee

Background:

On July 22, 2013 representatives from Wellington North Power (WNP) appeared as a delegation at the Administration/Finance Committee meeting. As part of WNP's presentation they proposed the forming of a Conservation Committee. WNP proposes that the committee would be comprised of Councillors, Municipal Staff and Wellington North Power Employees.

Items for Consideration:

Ontario Regulation 397/11, Energy Conservation and Demand Management Plans, **requires** all broader public sector (BPS) organizations, including hospitals, municipalities, universities, colleges, school boards and municipal service boards (for water and sewage treatment and pumping operations), to:

- Report on their annual energy use and greenhouse gas (GHG) emissions in designated buildings/facilities by July 1. This has been completed for 2013.
- Develop and implement 5-year energy conservation and demand management plans (CDM) plans by July 1, 2014. The plan would detail previous, current and proposed measures for conserving and reducing the amount of energy consumed, including a forecast of expected results.

The Township has received an Energy Assessment Report that was completed by WNP's Roving Energy Manager (REM) for all Township facilities.



Township of Wellington North

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Wellington North Power has expertise in the sector and would be well suited to helping the Township implement best energy conservation practices and providing input on any available incentive programs that the Township may be eligible for.

I am suggesting that Township representatives on the committee would consist of the Director of Public Works, Director of Recreation, Chief Building Official and an Admin Support person.

Recommendation:

THAT report TR2013-29 with regard to Wellington North Power's Proposal to form a Conservation Committee is received;

AND FURTHER THAT the CAO notifies Wellington North Power of the acceptance of their Committee proposal and the Township representatives on the Conservation Committee are as listed below.

Director of Public Works
Director of Recreation
Chief Building Official
Admin Support

AND FURTHER THAT the Committee shall operate in an Advisory capacity and will be responsible for reviewing and providing recommendations to the Council of the Township of Wellington North on the implementation of the suggested actions contained in the Energy Assessment Report and the development of a 5-year Energy Conservation and Demand Management Plan meeting the requirements of Ontario Regulation 397/11.



Township of Wellington North

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CAO/TREASURER'S REPORT TR2013-30

TO: Finance Committee

FROM: Mike Givens, CAO/Treasurer

DATE: September 23, 2013

RE: 2012 Development Charges-Reserve Funds

Background:

The Development Charges Act, 1997, Section 43 requires the Treasurer to provide annually a financial statement relating to the reserve funds (deferred revenue) resulting from development charges.

The attached statements reflect all contributions collected, refunds and redevelopment credits issued with regards to all of the Township's development charges, in 2012.

As of September 19, 2013, total development charges collected in 2013 are \$208,564.61.

After acceptance by the Council, this report will be forwarded to the Ministry of Municipal Affairs and Housing, as required.

Recommendation:

THAT Report TR2013-30 dated September 23, 2013 with respect to 2012 Development Charges-Reserve Funds is hereby received and filed for information.

| | Balance | Contributions | Redevelopment | Redevelopment | Sub-Total | Interest | Transfers | Balance |
|--------------------------|---------------------|----------------------|-----------------------|-----------------------|------------------------|---------------------|-----------------------|-----------------------|
| | <u>31-Dec-11</u> | <u>2012</u> | <u>Credits</u> | <u>Credits</u> | <u>2012</u> | <u>2012</u> | <u>2012</u> | <u>31-Dec-12</u> |
| | | | <u>rural</u> | <u>urban</u> | | | | |
| <u>SERVICE</u> | | | | | | | | |
| Wastewater | \$316,866.68 | \$ 224,685.77 | | \$ (24,915.77) | \$ 516,636.68 | \$ 5,878.57 | \$ (32,845.00) | \$ 489,670.25 |
| Water | \$124,028.14 | \$ 86,992.31 | | \$ (9,412.31) | \$ 201,608.14 | \$ 2,449.75 | | \$ 204,057.89 |
| Roads and related | \$216,830.40 | \$ 90,449.86 | \$ (12,420.00) | \$ (6,972.14) | \$ 287,888.12 | \$ 3,498.14 | | \$ 291,386.26 |
| Fire protection | \$ 42,966.95 | \$ 19,490.07 | \$ (2,580.00) | \$ (1,430.73) | \$ 58,446.29 | \$ 710.18 | | \$ 59,156.47 |
| Outdoor Recreation | \$ 51,807.72 | \$ 20,614.14 | \$ (2,900.00) | \$ (1,584.52) | \$ 67,937.34 | \$ 825.51 | | \$ 68,762.85 |
| Indoor Recreation | \$108,861.80 | \$ 104,550.33 | \$ (14,430.00) | \$ (7,892.99) | \$ 191,089.14 | \$ 2,321.93 | | \$ 193,411.07 |
| Administration (Studies) | \$ 31,141.51 | \$ 9,312.20 | \$ (1,220.00) | \$ (690.86) | \$ 38,542.85 | \$ 354.27 | \$ (9,387.00) | \$ 29,510.12 |
| Sub-Total | \$892,503.20 | \$ 556,094.68 | \$ (33,550.00) | \$ (52,899.32) | \$ 1,362,148.56 | \$ 16,038.36 | \$ (42,232.00) | \$1,335,954.92 |
| | | | | | | | | |
| | | | | | | | | |
| TOTAL | \$892,503.20 | \$ 556,094.68 | \$ (33,550.00) | \$ (52,899.32) | \$ 1,362,148.56 | \$ 16,038.36 | \$ (42,232.00) | \$1,335,954.92 |

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

BY-LAW NUMBER 64-13

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (Storage Containers)**

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 Section 5, Definitions, is amended by including the following new definitions in alphabetical order:

STORAGE TRAILERS, SEACANS AND SHIPPING CONTAINERS shall include any unlicensed trailer, whether or not the same is mounted on wheels; mobile storage trailers, storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers; truck trailers or boxes; or the parking of tractor-trailers or separate tractors or cargo boxes. For the purpose of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act R.S.O., 1990.c.H.8, as amended.

TRANSPORT TERMINAL means a building or structure used for a cross-dock facility in which there is no storage or warehousing of products, goods and materials.

TRAILER, TRANSPORT means any vehicle so constructed that it is suitable for being attached to a motor vehicle and capable of being used for transporting goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

2. THAT Section 6.32 is amended by adding the following new subsection 6.32.1:

6.32.1 Storage Trailers, Seacans and Shipping Containers.

Notwithstanding any other provisions of this By-law to the contrary, no person shall place any storage trailer, seacan or shipping container in any zone except in accordance with the following provisions:

- a) For the use of storage, as accessory only, for a permitted commercial or industrial use on lands zoned accordingly, or on agricultural zoned lands greater than 10 hectares.
- b) Unless stated elsewhere in this By-law, no more than a cumulative total of three (3) storage trailers, seacans or shipping containers, shall be permitted on any property;
- c) No storage trailer, seacan or shipping container shall be permitted to locate in any minimum required yard setbacks;
- d) A storage trailer, seacan or shipping container shall not be located in any required parking areas and in no case shall encroach into any required minimum landscaped buffer or open space;
- e) Notwithstanding any other provision of this section to the contrary, a storage trailer seacan or shipping container on a construction site in any Zone being developed on a stand alone basis or under a plan of subdivision is permitted only for the purposes of storing equipment and materials incidental to construction, subject to the following restrictions:
 - i) shall be subject to subsection c);
 - ii) not exceed six in number; and
 - iii) shall be removed from the site within 60 days of completing the work;
- f) A storage trailer, seacan or shipping container shall not be placed in any zone for the purpose of display or advertising;
- g) A storage trailer, seacan or shipping container shall not be used for the purposes of screening or fencing and must be in a condition free from rust, peeling paint and any other form of visible deterioration;
- h) A storage trailer, seacan or shipping container shall be included in all calculations for the purpose of determining maximum lot coverage; and

- i) Notwithstanding any other provision to the contrary a storage trailer, seacan or shipping container shall not be used for the purpose of a commercial storage facility or mini storage establishment, unless the property is specifically zoned to permit that use.
3. THAT Section 6.32 is amended by adding the following new subsection c):
- c) Notwithstanding Section 6.27 of this by-law temporary structures may be installed on required parking facilities for the purpose of retailing seasonal products; provided however, that:
 - i) Such structures are not installed for a period greater than four months in a calendar year;
 - ii) Such structures shall not occupy more than 10 percent of the total required parking.
4. THAT this By-law Amendment 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 23RD DAY OF SEPTEMBER, 2013.**

**RAYMOND TOUT
MAYOR**

**CATHERINE MORE
DEPUTY CLERK**

EXPLANATORY NOTE

BY-LAW NUMBER 64-13

Location of the Subject Land

The proposed amendment affects all lands in the Township of Wellington North.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to provide provisions within the Zoning By-law to allow and regulate the use of trailers, seacans and shipping containers or other similar structures, on commercial, industrial and large agricultural properties. The amendment also provides additional criteria related to the use of temporary structures which are used for the retail sales of seasonal products (ie. garden centre). This is a Township initiated "housekeeping" amendment to the Comprehensive Zoning By-law. The Zoning By-law currently does not have any provisions in place to regulate these types of structures.

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

BY-LAW NUMBER 81-13

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A DEVELOPMENT AGREEMENT (Part Lot 32, Part Mill Property, Mitchell's Survey, Arthur Village, Parts 1 and 2 RP 61R7408, Edward Earl Watt)

WHEREAS Edward Earl Watt ("the Owner") is the Owner of the following lands:

Part of Lot 32 and Part of the Mill property, Mitchell's Survey, Arthur Village, shown as Parts 1 and 2 on Deposited Reference Plan of Survey 61R7408, in the Township of Wellington North, in the County of Wellington (hereinafter called "the lands").

AND WHEREAS the Owner has applied to the County of Wellington Planning and Land Division Committee ("the Committee") for consents to divide the lands pursuant to Section 53 of the Planning Act into one lot without street frontage to be added to and consolidated with adjoining land having property identifier number 71103-0029 (LT) owned by Judith Ellen Watt, and five residential building lots for development ("the Development Lands") all with frontage on Frances Street pursuant Applications Nos. B131/12, B132/12, B133/12, B134/12, B135/12, and B136/12.

AND WHEREAS a Development Agreement with the Township is required by the Owner to satisfy Conditions of Approval established by the Committee as authorized by Section 51(25)(d) of the Planning Act and the requirements of Wellington North for the Development of the said Development Lands.

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

1. The Mayor and the Clerk or Deputy Clerk for the Township are hereby authorized and directed to sign a Development Agreement with the Owner in the form, or substantially in the same form as advised by the municipal solicitor, of the draft Development Agreement attached hereto as Schedule 1.
2. Notice of the Development Agreement shall be registered on the title to the lands forthwith after it has been signed by the parties.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 23RD DAY OF SEPTEMBER, 2013.

RAYMOND TOUT
MAYOR

CATHERINE MORE
DEPUTY CLERK

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER 81-13

SCHEDULE 1

DEVELOPMENT AGREEMENT

THIS AGREEMENT made as of the day of , 2013.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
hereinafter called "**Wellington North**"
OF THE FIRST PART

- and -

EDWARD EARL WATT
hereinafter called "**the Owner**"
OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner of the following lands having property identifier number 71103-0028 (LT) with a frontage on Frances Street of 116.8 metres more or less in the geographic area of the former Village of Arthur:

Part of Lot 32 and Part of the Mill property, Mitchell's Survey, Arthur Village, shown as Parts 1 and 2 on Deposited Reference Plan of Survey 61R7408, in the Township of Wellington North, in the County of Wellington (hereinafter called "the lands").

- B. The Owner has applied to the County of Wellington Planning and Land Division Committee ("the Committee") for consents to divide the lands pursuant to Section 53 of the Planning Act into one lot without street frontage to be added to and consolidated with adjoining land having property identifier number 71103-0029 (LT) owned by Judith Ellen Watt, and five residential building lots for development ("the Development Lands") all with frontage on Frances Street pursuant Applications Nos. B131/12, B132/12, B133/12, B134/12, B135/12, and B136/12.
- C. This Agreement is being made to address Conditions of Approval established by the Committee as authorized by Section 51(25)(d) of the Planning Act and the requirements of Wellington North for the development of the Development Lands being as of the date of this Agreement vacant lands.
- D. Wellington North requires certain upgrades and servicing on Frances Street for the benefit of the development at the expense of the Owner ("the Infrastructure Work").
- E. Subsection 51(26) and subsection 53(12) of the Planning Act provide that this Agreement may be registered on the title to the lands and that Wellington North is entitled to enforce the provisions of it against the Owner and subject to the Land Titles Act any and all subsequent owners.

NOW THEREFORE IN CONSIDERATION OF THE TERMS AND CONDITIONS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY WHEREOF THE PARTIES IRREVOCABLY ACKNOWLEDGE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. **Sewage Capacity and Building Permits.** The Owner acknowledges and understands that as of the date of this Agreement a building permit or building permits cannot be issued for the Development Lands because there are no sanitary sewer service capacity units available for the Arthur Village Urban Area and it is unknown and uncertain as to when such units may be available.
2. **Payment of Wellington North.** The Owner shall pay the sum of \$59,312.73 to Wellington North prior to filing an application to Wellington North for a building permit for the Development Lands, and agrees to the breakdown of items and the Owner's share of the costs for the Infrastructure Work as set out on the one page Watt Severance Development – 13178 cost calculation dated August 28, 2013 and attached hereto as Schedule 1 which, including the "Notes", forms part of this Agreement.
3. **Sump Pumps Outlet.** When Wellington North completes the Infrastructure Work on Frances Street, the timing of which will be determined by and at the discretion of Wellington North, the Owner and his successors in title, shall forthwith install and connect a sump pump and water discharge lines to the storm sewer services at his or their cost for each residence or residential building on the Development Lands.
4. **Grading and Storm Drainage.** The Owner shall at his cost comply with all grading and storm water management requirements of Wellington North with respect to the Development Lands including a lot grading plan or plans prepared by an engineer or Ontario Land Surveyor approved by Wellington North and final lot grading certification or certifications by an engineer or Ontario Land Surveyor to the satisfaction of Wellington North.
5. **Obligation to Maintain Grading.** After the Development Lands or any part or parts of the Development Lands have been graded as provided for herein, no change shall be made to the actual finished elevation and grading of any part in any way that results in a material alteration of draining on or across the part or adjacent parts from that approved by Wellington North in accordance with this Agreement. Subsections 51(26) and 53(12) of the Planning Act apply and Wellington North may enforce this provision against the Owner and all subsequent owners of the lands, and in addition or alternatively Wellington North may, in the event that this Agreement is contravened, direct that the contravention be remedied by the Owner or subsequent owners failing which Wellington North may proceed to remedy the contravention at the land Owner's expense and it is agreed that the cost thereof may be added to the tax roll and collected in the same manner as taxes.
6. **Prevention of Surface Water Flow.** The Owner and each subsequent owner shall not block, impede, obstruct, or prevent the flow of surface water as provided for in the approved final Drainage Plan over any of the said Development Lands by the

construction, erection or placement thereon of any damming device, building, structure or other means. Subsections 51(26) and 53(12) of the Planning Act apply and Wellington North may enforce this provision against the Owner and all subsequent owners of any of the lands, and in addition or alternatively Wellington North may, in the event that this Agreement is contravened, direct that the contravention be remedied by the Owner or subsequent owners failing which Wellington North may proceed to remedy the contravention at the lot Owner's expense and it is agreed that the cost thereof may be added to the tax roll and collected in the same manner as taxes.

7. **Wellington North's Professional Fees and Disbursements.** The Owner shall reimburse Wellington North for all of its engineering and legal expenses (professional fees and disbursements) in connection with the development and implementation of this Agreement and further the Owner shall pay the sum of THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500.00) to Wellington North on or before the signing of this Agreement as a deposit towards the said professional fees and disbursements. Without limiting the foregoing, the Owner shall reimburse Wellington North for all of Wellington North's own engineering costs relating to approvals required from Wellington North under this Agreement.
8. **Registration of Agreement.** Prior to the issuance by Wellington North of a clearance letter to the Wellington County Land Division Committee of the severance conditions for Applications B131/12, 132/12, 133/12, 134/12, 135/12 and 136/12, this Agreement shall be registered in the Land Titles Office for Wellington (No. 61) by or in a manner approved by Wellington North's solicitor.
9. **Waiver.** The failure of Wellington North at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by Wellington North of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. Wellington North shall specifically retain its rights at law to enforce this Agreement.
10. **Postponement and Subordination.** The Owner covenants and agrees, at his own expense, to obtain and register such documentation from their mortgagees or encumbrances as may be deemed necessary by Wellington North to postpone and subordinate their interest in the lands to the interest of Wellington North to the extent that this Agreement shall take effect and have priority as if it had been executed and registered prior to the execution and registration of the document or documents giving the mortgagee and/or encumbrances their interest in the lands.
11. **Enforcement.** The Owner acknowledges that Wellington North, in addition to any other remedy it may have at law, shall also be entitled to enforce this Agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
12. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner

and his heirs, administrators, successors and assigns and the benefit thereof shall enure to Wellington North and its successors and assigns.

IN WITNESS WHEREOF this Agreement has been signed by the Party of the First Part as of the _____ day of _____, 2013:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Per:

Raymond Tout – Mayor

Cathy More – Deputy Clerk
We have authority to bind the corporation.

IN WITNESS WHEREOF this Agreement has been signed by the Party of the Second Part as of the _____ day of _____, 2013.

Witness

Edward Earl Watt

DRAFT

SCHEDULE 1

**Watt Severance Development - 13178
Township of Wellington North (Arthur)**

Date: August 28, 2013

COST SHARING CALCULATION

CONSTRUCTION

| Item | Quantity | Unit | Unit Price | Amount | Watt Share |
|-------------------------------------|----------|----------------|------------|-------------|-------------|
| Earth Excavation | 180 | m ³ | \$12.00 | \$2,160.00 | \$2,160.00 |
| Water | 20 | m ³ | \$8.00 | \$160.00 | \$160.00 |
| Calcium chloride | 0.4 | t | \$900.00 | \$360.00 | \$360.00 |
| Granular 'A' (150mm) | 100 | t | \$12.00 | \$1,200.00 | \$1,200.00 |
| Granular 'B' (450mm) | 280 | t | \$9.50 | \$2,660.00 | \$2,660.00 |
| HL-4 (50mm) | 20 | t | \$85.00 | \$1,700.00 | \$1,700.00 |
| HL-3 (40mm) | 94 | t | \$90.00 | \$8,460.00 | \$4,230.00 |
| Hot mix miscellaneous | 116 | m ² | \$30.00 | \$3,480.00 | \$1,740.00 |
| Concrete curb and gutter | 116 | m | \$40.00 | \$4,640.00 | \$4,640.00 |
| 300mm storm pipe | 76 | m | \$175.00 | \$13,300.00 | \$6,650.00 |
| 375mm storm pipe | 55 | m | \$200.00 | \$11,000.00 | \$5,500.00 |
| 600 x 600mm catchbasin | 3 | ea. | \$1,500.00 | \$4,500.00 | \$2,250.00 |
| 1200mm dia. catchbasin manhole | 2 | ea. | \$3,000.00 | \$6,000.00 | \$3,000.00 |
| 150mm dia. perforated subdrain | 134 | m | \$25.00 | \$3,350.00 | \$1,675.00 |
| 100mm dia. private drain connection | 30 | m | \$100.00 | \$3,000.00 | \$3,000.00 |
| private drain cleanout | 5 | ea. | \$125.00 | \$625.00 | \$625.00 |
| Topsoil | 609 | m ² | \$6.00 | \$3,654.00 | \$3,654.00 |
| Sod | 609 | m ² | \$6.00 | \$3,654.00 | \$3,654.00 |
| Pole-mounted street light fixture | 1 | ea. | \$700.00 | \$700.00 | \$350.00 |
| Subtotal | | | | | \$49,208.00 |
| Bonding and Insurance (3%) | | | | | \$1,476.24 |
| Total Construction | | | | | \$50,684.24 |

ENGINEERING

| | | |
|------------------------|--|------------|
| Engineering Fees (15%) | | \$7,602.64 |
|------------------------|--|------------|

| | | |
|-----------------|--|-------------|
| SUBTOTAL | | \$58,286.88 |
| NET HST (1.76%) | | \$1,025.85 |
| TOTAL | | \$59,312.73 |

Notes:

1. Watt share includes, street widening (full excavation, HL4, curb and gutter) on south side of street and 50% of the HL3 surface lift, storm sewer and subdrain, for entire frontage of property (116m).
2. Unit prices are based on the work being done as part of a municipal street reconstruction contract.
3. Sanitary and water services are to be paid for by the Owner at the time building permit applications are submitted to the Township based on the Township's standard charges for those services.
4. Currently, there is no sewage capacity available; therefore a HOLD will be placed on these lots.

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: September 23, 2013

SECONDED BY: _____ RES. NO.: _____

THAT the Council of the Corporation of the Township of Wellington North support the Wellington County Official Plan Amendment dated September, 2013 - 2073022 Ontario Inc. (J. Coffey) Eastridge Landing Phase 3 to designate the 16.3 acres from Future Development to Residential.

MAYOR _____

CARRIED

DEFEATED

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

BY-LAW NUMBER 82-13

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON
SEPTEMBER 23, 2013.**

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

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

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

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

1. That the action of the Council at its Regular Meeting held on September 23, 2013 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 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 23RD DAY OF SEPTEMBER, 2013.**

**RAYMOND TOUT
MAYOR**

**CATHERINE MORE
DEPUTY CLERK**

MEETINGS, NOTICES, ANNOUNCEMENTS

| | | |
|-----------------------------|---------------------------------|---------------------------------------|
| Tuesday, October 1, 2013 | Recreation & Culture Committee | 8:30 a.m. |
| Monday, October 7, 2013 | Public Meeting | 7:00 p.m. |
| Monday, October 7, 2013 | Regular Meeting of Council | Following Public Meeting |
| Tuesday, October 15, 2013 | Water/Sewer Committee | 8:30 a.m. |
| Tuesday, October 15, 2013 | Roads Committee | Following Water/Sewer Committee |
| Tuesday, October 15, 2013 | Fire Committee | 7:00 p.m. |
| Wednesday, October 16, 2013 | Building and Property Committee | 9:00 a.m. |
| Monday, October 21, 2013 | Regular Meeting of Council | 7:00 p.m. |

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

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

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