



Township of Wellington North

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

Public Meeting

Monday, October 19, 2015 at 7:00 p.m.

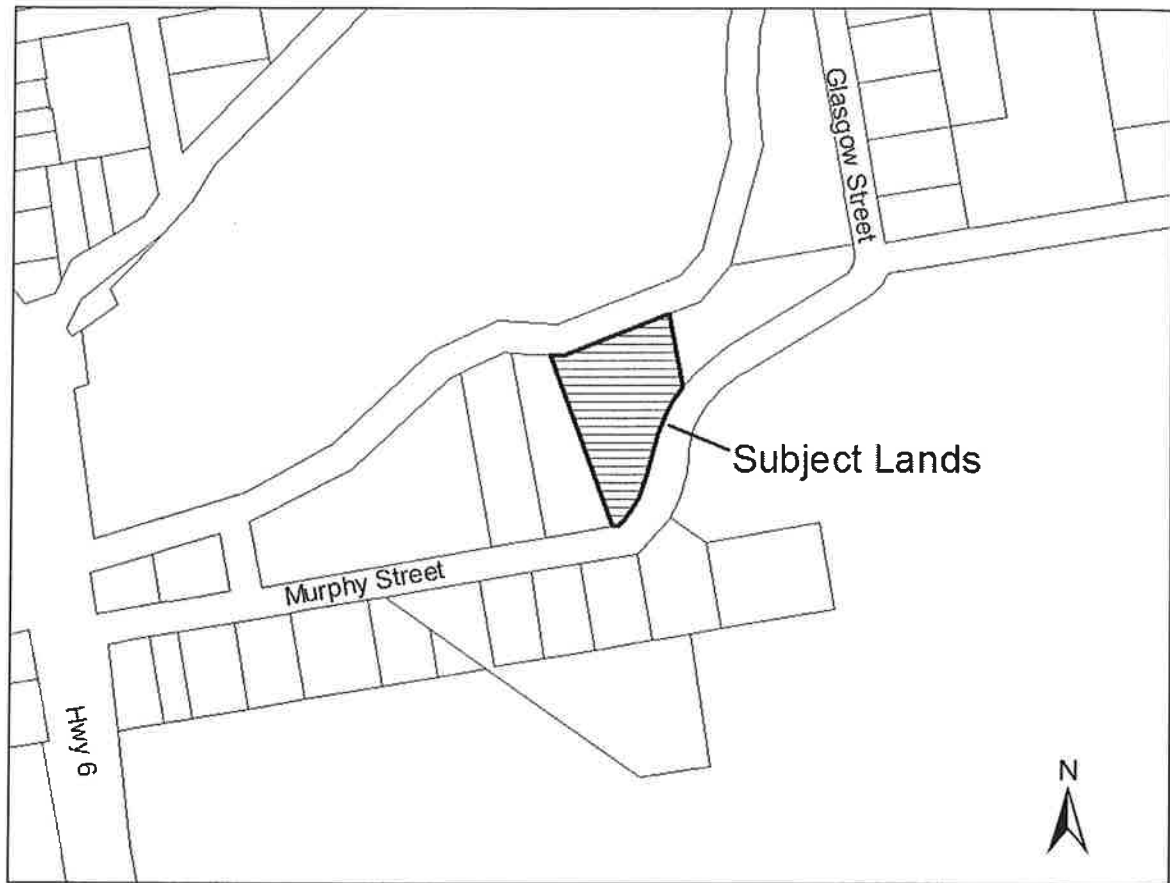
Municipal Office Council Chambers, Kenilworth

AGENDA

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Community Living Guelph Wellington</p> <p>The Location of the Subject Land are described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, with a municipal address of 235 Murphy Street, Mount Forest. The land has an area of 0.52 hectares (1.3 acres), and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application is to rezone the subject lands to permit a group home. The group home will provide a residence for developmentally disabled adults. The lands are currently zoned Unserviced Residential (RIA). Group homes are a permitted use in all residential zones except R1A.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <ol style="list-style-type: none">1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on September 25, 2015.2. Presentations by:<ul style="list-style-type: none">- Linda Redmond, Senior Planner- See attached comments and draft by-law.	001
	002

AGENDA ITEM	PAGE NO.
3. Review of Correspondence received by the Township:	
- Michael Oberle, Environmental Planning Technician, SVCA - No Objection.	010
- Erroll G. Treslan, The Alliance of Kirby, Robinson, Treslan and Brian Barrie, Barristers and Solicitors. Solicitors for David Comissiong and Patricia Wickson, 215 Murphy Street - Objection.	012
- Paul and Glenna Ruffolo, 210 Murphy Street - Opposed in principal.	015
4. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.	
5. Mayor opens floor for any questions/comments.	
6. Comments/questions from Council.	
7. Adjournment.	



Owners/Applicant: Community Living Guelph Wellington



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: October 15, 2015
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Senior Planner
 County of Wellington
SUBJECT: **Community Living Guelph Wellington**
235 Murphy Street, Mount Forest
Zoning By-law Amendment

PLANNING OPINION

This amendment would rezone the subject lands to a Residential exception (RIA) zone to allow a group home in addition to the permitted uses in an R1A zone. The group home is proposed to accommodate developmentally disabled adults. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies which encourage a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. This proposal will also provide opportunities for special needs housing to address the needs of seniors and persons with physical sensory and mental health disabilities. This application maintains the general intent and purpose of the Official Plan and Zoning By-law.

INTRODUCTION

The subject property is 0.56 ha. (1.39 ac) and is located at the southern most point of the Mount Forest Urban boundary. The property has frontage on Murray Street and is legally described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3 (Figure 1). The property is currently occupied by a residence.

The property is currently zoned Unserviced Residential (R1A) in the Township of Wellington North Zoning By-law 66-01 and designated Residential (special policy PA6-2) in the County of Wellington Official Plan. The surrounding land uses are primarily residential and agricultural. The lands to the south and west include residential. The lands to the north include the Saugeen River and the lands to the east are agricultural.

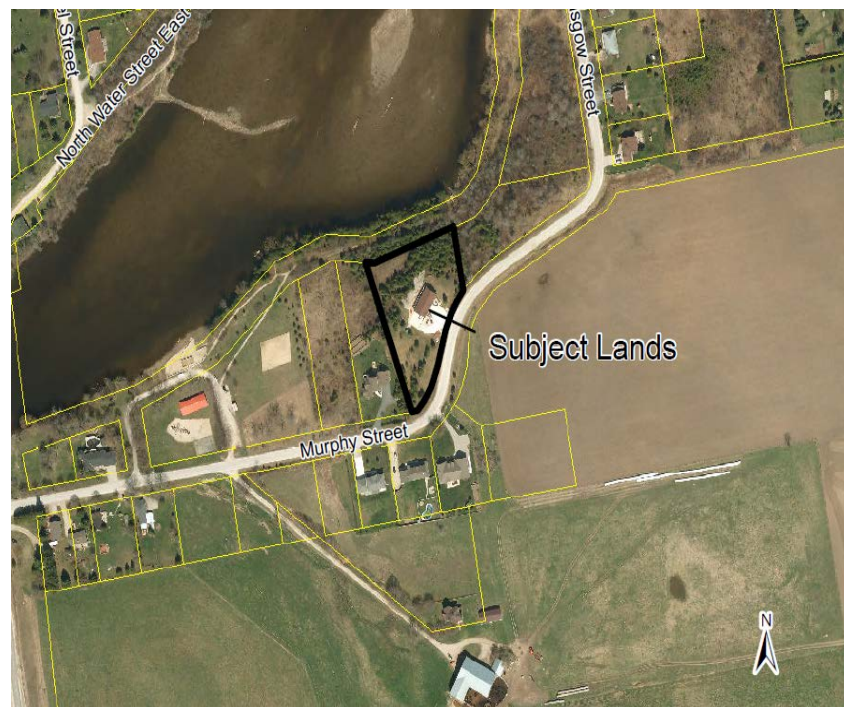


Figure 1

PROPOSAL

The purpose of the application is to rezone the subject lands to permit a group home. The group home will provide a residence for developmentally disabled adults. The Wellington County Official Plan provides consideration for the establishment of group homes in residential areas within the Urban Area of the County. This amendment would facilitate this proposal.

PROVINCIAL PLANNING POLICY

Rezoning's are subject to the Provincial Policy Statement (PPS) and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a SETTLEMENT area. The PPS states under Section 1.1.1(f) that, "healthy, livable and safe communities are sustained by improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society". Furthermore, section 1.4.3 of the PPS also directs municipalities to permit and facilitate "all forms of housing to meet the social, health and well-being requirements of current and future residents, including special needs requirements". The legislation places a positive obligation on municipalities to facilitate housing for people with special needs.

The PPS defines "special needs" as follows:

Means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

COUNTY OFFICIAL PLAN

According to Schedule A6-1 (Mount Forest) of the Official Plan, the property is designated RESIDENTIAL. The subject lands are also located within a special policy area PA6-2 which identifies this area as an area that may be developed with less than full municipal services.

Special Needs and Senior Housing

Section 4 of the County Plan outlines the general County policies that should apply throughout the County of Wellington. The main applicable policy, Section 4.4.2, deals with housing variety and states, "the County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. The plan further identifies special needs and seniors housing and states in Section 4.4.6, "the County will provide opportunities for special needs housing to address the needs of seniors and persons with physical sensory and mental health disabilities".

The Official Plan defines "special needs" as follows:

Special needs means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) "to provide a variety of dwelling types to satisfy a broad range of residential

requirements, and d) to support the development, at appropriate locations and densities of residential facilities that meet the housing needs of persons requiring specialized care.”

Land Use Compatibility

In considering new locations for Residential Areas, the Official Plan requires such uses to be compatible with surrounding properties and not create adverse impacts on existing uses. The subject lands are located in a primarily residential area that is characterized by large lots on individual on-site services. The group home is proposed to be located within the existing residence and function as such. When looking at the facilities, activities and functions of land there is nothing to indicate that there are external impacts such as parking, traffic or garbage associated with group homes beyond those of a typical residential use. Nor is there anything to justify treating group homes as a separate use. On this basis alone you could choose to eliminate group homes as a separate use category. However because group homes are licensed facilities, are supervised and their residents are cared for by group home operators (as opposed to living independently), these facilities are maintained as a separate residential use for zoning purposes.

Servicing

The Urban Centre policies of Section 11.2.4 indicates that municipal services is the preferred method of servicing in all urban centres, however recognizes existing situations in which individual on-site servicing may be appropriate. Section 11.2.4 c) indicates, “individual on-site servicing is not allowed in urban centres which have municipal services except: i) to provide for the continued use of lots developed on individual on-site services and ii) to allow a small scale use on an existing lot in an area where municipal services are not reasonably anticipated.” In this instance the property is located in an area of Mount Forest that is currently not on municipal sewers and water. It is our understanding that municipal services are not planned for this area of Mount Forest and is further identified in the special policy (PA6-2) in the plan.

DRAFT ZONING BY-LAW

The subject lands are zoned Unserviced Residential (R1A). The proposed zoning will add a site specific exemption to the R1A zoning to permit a group home on the subject lands. A group home is currently defined as:

Group Home shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

Section 6.13.2 of the zoning by-law provides the following criteria for Group Homes.

Regulations – Section 6.13.2	Proposal
<p>a). A group home shall be separated by a minimum liner distance of 300.0 m (984.3 ft) from another group home. This distance shall be measured at the closest points on the property lines of the two lots.</p>	<p>There is no group home currently existing within 300 m of the subject lands. It should be noted however that minimum separation distances (MSD) between group homes is no longer suitable criteria when determining location. Furthermore there is substantial case law indicating that this criteria forms a barrier for older persons and persons with disabilities and is contrary to the PPS.</p>

Regulations – Section 6.13.2	Proposal
b). A group home shall provide a minimum of 1 parking space for every 2 beds or fraction thereof.	The property has adequate legal parking to accommodate this requirement. It should be noted that there is a discrepancy in the by-law for parking. Section 6.27 (Parking) requires 1 space per bed which is more restrictive, however when applying this standard there is still adequate parking. It should also be noted that there is adequate area on site to accommodate a group home with the maximum number of residents of 10.
c). A group home shall have a minimum gross floor area of 18.0 m ² (193.8 ft ²) for each resident 16 years of age or older, and 9.0 m ² (96.9 ft ²) for each resident who is less than 16 years of age. For the purposes of this section, a group home resident includes staff and/or receiving family.	The dwelling is approximately 1700 sq.ft. according to MPAC records. This meets the criteria.
d). A group home shall provide a minimum common amenity area of 12.0 m ² (129.2 ft ²) for each resident. For the purposes of this section, a group home resident includes staff and/or receiving family.	The residence is situated on a 1.39 ac. Parcel. This would adequately accommodate this requirement.
e). Each group home shall be subject to all applicable Provincial and Municipal requirements.	
f). Each group home shall be connected to an adequate potable water supply and an adequate private sewage treatment facility	The residence is serviced by private septic and municipal water. The septic requirement for a group home is based on number of bedrooms. This is the same standard applied to a residence as that is what this use is. Should the group home add more bedrooms then what is existing the septic needs would be reviewed at the time of building permit.

PLANNING DISCUSSION

Traffic

Concerns have been raised related to an increase in traffic to this dwelling. This use is a residential use and will experience the same traffic that other residential uses would encounter. There is specific parking criteria which has to be met. The residents will not have a vehicle, which means that the majority of the traffic will be generated from care workers, visitors and deliveries. Many residential homeowners and tenants also receive services at their homes that would include such things as care-giving, cleaning, meal delivery etc.

Character

The group home must meet the same building code standards and restrictions as the surrounding residential neighbourhood. There are no exterior changes proposed other than to accommodate

accessibility needs. These changes do not change the character of the neighbourhood and do not intensify the use of the area.

Density

The group home is limited in its growth by the size of the dwelling, available parking and septic restrictions. This criteria is what is applied to all residential uses.

Office uses

The home will have an area (room) which will be used as an office area for the staff. This area is used to make phone calls, keep the record book, scheduling and medication storage. It would be considered the equivalent of a home office. The current and proposed zoning would not permit administrative offices which would be considered business or professional offices for the purposes of the zoning by-law. This type of use is permitted in a commercial zoning category which would require a zone amendment and is defined as follows:

BUSINESS OR PROFESSIONAL OFFICE, means a building, structure or parts thereof in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a not for profit or charitable organization.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted
County of Wellington Planning and Development Department



Linda Redmond
Senior Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

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

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

1. THAT Schedule "A" Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R1A)** to **Residential Exception (R1A-53)**
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<p>32.53 Part Lots 9 & 10, Registered Plan 61R- 7923</p>	<p>R1A-53 Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Residential (R1A) Zone, the land zoned R1A-53 may also be used for a Group Home.</p>
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2015

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2015

_____.

MAYOR

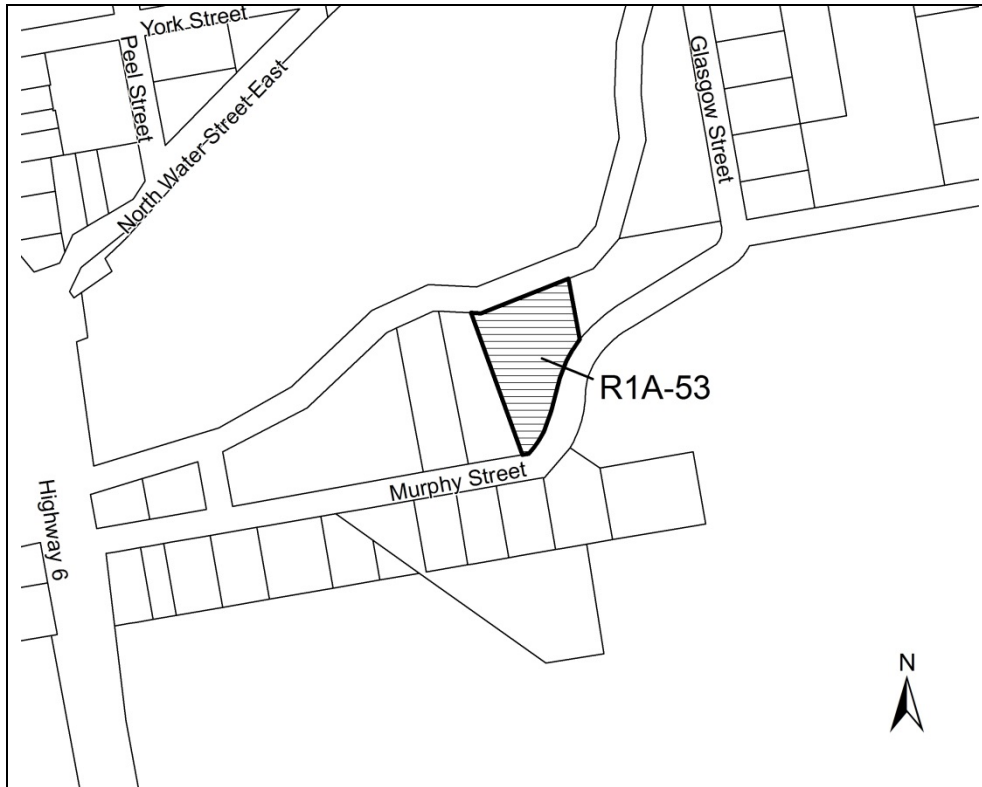
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from **Residential (R1A)** to **Residential Exception (R1A-53)**

Passed this ___ day of _____ 2015.

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.**

THE LOCATION being rezoned is described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, with a municipal address of 235 Murphy Street, Mount Forest. The land has an area of 0.56 hectares (1.39 acres) and is occupied by a residence.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a group home. The group home will provide a residence for developmentally disabled adults. The lands are currently zoned Unserviced Residential (RIA).



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (*township@wellington-north.com*)

October 14, 2015

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

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
235 Murphy Street
Roll No. 234900000300175
Part Lots 9 & 10; Part 3 Plan 61R7923
Geographic Town of Mount Forest
Township of Wellington North (Community Living Guelph Wellington, owner; Scott Galajda, agent)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington related to plan review. The purpose of this application is to rezone the subject lands to permit a group home. The proposed Zoning By-law Amendment is acceptable to the Authority. The following comments are offered.

Natural Heritage

The significant natural heritage features affecting the property are potentially the significant habitat of endangered or threatened species.

Habitat of Endangered Species or Threatened Species

It has come to the attention of the SVCA that habitat of endangered species or threatened species may be located in the area of the proposed application. Provided the applicable legislation referenced by Section 2.1.7 of the Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal then Threatened or Endangered Species polices have been accommodated by the proposed. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.



Watershed Member Municipalities

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

Township of Wellington North
Proposed Zoning By-law Amendment (Community Living Guelph Wellington, owner; Scott Galajda, agent)
October 14, 2015
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Township of Wellington North Zoning By-law 66-01

In the opinion of the SVCA, the property is not zoned natural Environment (NE) in the Township of Wellington North Zoning By-law 66-01.

SVCA Regulation

Please be advised that the property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27 and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposed Zoning By-law Amendment. The Authority is of the opinion that the proposal appears to conform to the relevant policies of the Wellington Official Plan and Provincial Policies referred to in the Agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO\

cc: Karren Wallace, Clerk – Township of Wellington North (via email)
Darren Jones, CBO – Township of Wellington North (via email)
Community Living Guelph Wellington, owner (via email)
Scott Galajda, agent (via email)
Steve McCabe, SVCA Director (via email)



THE ALLIANCE OF
KIRBY • ROBINSON • TRESLAN
AND
BRIAN BARRIE
 Barristers & Solicitors

RECEIVED

OCT - 8 2015

TWP. OF WELLINGTON NORTH

cc M Givens
 Δ Jones
 Planning Wellington County

October 8, 2015

*Via facsimile (519) 848-3228 and
 Email: kwallace@wellington-north.com*

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

Attention: Karren Wallace, Clerk

Dear Ms. Wallace:

Re: Application for Zoning By-law Amendment by
 Community Living Guelph Wellington
Property situated at 235 Murphy Street, Mount Forest

Could you please circulate this letter to members of your Council and your planning department in advance of the public meeting for the above noted application which we understand is scheduled for October 19, 2015.

We are the solicitors for David Comissiong and Patricia Wickson, ratepayers in your municipality and the owners of residential property situated at 215 Murphy Street in Mount Forest.

The purpose of this letter is to formerly register our clients' objection to the above noted rezoning application.

This is not a "NIMBY" motivated objection. Your municipal zoning already permits group homes housing up to 2 individuals in this area and we want to make it clear at the outset that our clients have no objection to a site specific amendment that would permit this property to accommodate 3 individuals (i.e. which would satisfy the applicant's present request). However, our clients object to a full-scale rezoning of this property which would permit a group home accommodating up to 10 individuals. The basis of their objection is quite simple: your municipality performed a comprehensive

Erroll G. Treslan LL.B.
etreslan@owensoundlawyers.com

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justification exercise when deciding to exclude larger scale group homes from the R1A zone and determined (quite reasonably we submit) that group homes located within these areas should be limited in size and scope. Without getting into all of the planning justifications surrounding that decision, one straightforward factor surrounding that decision must have been the fact that homes in this area rely on septic systems.

Our clients have been hamstrung in responding to the present application because they have not had the opportunity to review the municipal planning report. However, your Senior Planner has been kind enough to advise that her recommendation will be to leave the present zoning as is with a site specific exemption to allow a group home in addition to the uses already permitted within the R1A zone. As we understand it, this recommendation is being made despite the fact that the applicant is currently advising your municipality that the rezoning request is being precipitated by their desire for the property to house 3 residents requiring their services. For this reason, our clients request that your municipality not "give a mile", if an inch is all that is required. If the applicant is being forthright (and, admittedly, there is mistrust between the applicant and our clients), a site specific rezoning limited to the applicant's present request will be sufficient. If our clients' fears are justified and the applicant intends to establish a larger scale group home, then we look forward to receiving the planning justification. If that planning justification is lacking, our clients intend to remit this matter to the Ontario Municipal Board for determination as to whether a larger scale group home on this site represents good land use planning in furtherance of the public interest.

Thank you for the opportunity to consider our clients' concerns. Our clients recognize that Community Living organizations are part of the essential fabric of our communities. Their concerns are that the applicant in this case went ahead and purchased a property with the full knowledge of the zoning limitations. If they honestly required permission to house more residents than the zoning required, prudent commercial practice would have dictated that the rezoning be included as a condition precedent for the sale. That did not happen in this case and the applicant is now asking

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for permission after the fact. Again, we repeat that our clients have no difficulty with the proposal that is currently being propounded (i.e. group home occupied by three individuals) being granted and they hereby request that the site specific rezoning be restricted to no more than what is being asked for.

Yours truly,

A handwritten signature in black ink, appearing to read 'Erroll G. Treslan', with a long horizontal flourish extending to the right.

EGT:ja

ERROLL G. TRESLAN

cc: Clients

Paul & Glenna Ruffolo
 210 Murphy Street
 Mount Forest, ON, N0G 2L3
 519-323-3410

RECEIVED

OCT 14 2015

TWP. OF WELLINGTON NORTH

October 12, 2015

Ms. Karren Wallace, Clerk
 Township of Wellington North
 7490 Sideroad 7, West
 Kenilworth, ON
 N0G 2E0

Dear Ms. Wallace:

RE: Zoning change, 235 Murphy Street, Mount Forest, ON, N0G 2L3

First, we wish to say that we are not opposed in principle to the proposed zoning change, and believe any concerns can be addressed by Council to ensure that there is no negative impact on the neighbourhood.

DENSITY

During our 11 year tenure on the street, the number of occupants in the 5 houses that form this immediate cluster has averaged 2.4 residents per household. In his letter of March 27, 2015 (attached), Bob Butella of Community Living Guelph-Wellington indicated that they would be applying for a zoning change that would, "... allow us to have up to three people living in the residence."

Our concern is that once the zoning is passed to allow for the three residents, what would stop Community Living from applying to increase the number of residents to what we understand is to a maximum of ten residents, thus substantially changing the nature of the neighbourhood?

SECONDARY USAGES

We understand that there is the need for the proper administration of the home. Our concern is that with many organizations decentralizing their operations, what would prevent a, "home office," from turning into a regional office? Establishing a workable criterion to determine the difference is a difficult task. We would propose that the administrative functions be limited to one person, and operate only during business hours. Further, opportunity for inspection by the Chief Building Inspector is a condition for the zoning change to allow him or her to confirm the permitted nature of the operation (one computer, desk, etc.)

TRAFFIC

Even with a limit of three residents, there will be the need for at least two givers, and an administrator. We would also assume that a publicly funded institution would be subject to routine inspections, as well as visits from healthcare professionals, friends and family. Already we have seen anywhere from three to seven vehicles parked there on any given day.

The subject property is located on a blind S bend coming from the west with no sidewalks. Since the big dig, this street became a newly discovered bypass for the lights at highways 6 and 89 for both vacation commuters in a hurry, commercial and farm machinery traffic. Consideration should be given to the removal of trees at the westerly corner of the property to allow for a clear line of sight for vehicles.

Further, we don't know what criteria Community Living has for pedestrian safety, but again, with no sidewalks, a blind corner, narrow street, vacation commuters, commercial and farm traffic; we can't understand why they would have chosen this location as any walks to the park etc, would not be safe for the residents.

SUMMARY

1. We are not opposed to the change in zoning subject to the following conditions:
 - a. That the number of residents be limited to three with no allowance for expansion
 - b. That the nature of the administrative office be limited to the operation of that group home only, and not serve regional needs
 - c. Concerns regarding increases in vehicle traffic, visibility, and pedestrian safety be addressed

Respectfully submitted,



Paul & Glenna Ruffolo

Encl.

March 27, 2015

Dear Neighbours;

I am writing this letter of introduction on behalf of Community Living Guelph Wellington. We are an agency that provides support to more than four hundred adults with a developmental disability living in Guelph and throughout Wellington County.

Community Living Guelph Wellington has purchased the house located at 235 Murphy Street. We are happy to be expanding our services and will be using this house to provide a home for adults with a developmental disability. It is our intention to apply for a zoning change that would allow us to have up to three people living in the residence. Staff supervision and support will be provided twenty four hours per day, seven days a week to the individuals living in the home helping the residents to become better connected to their community.

We are proud of our record of being good neighbours in communities throughout Wellington County.

As good neighbours we strive to:

- Ensure mutual respect and privacy;
- Actively participate in the community; and
- Ensure that our homes are maintained to the same standard as our neighbours

Please feel free to call me if you have any questions or concerns.

You can also visit our website at www.clgw.ca for more information on our organization.

Sincerely,



Bob Butella
 Executive Director
 CLGW
 226-314-0824

ARC Industries
Guelph
 8 Royal Rd.
 Guelph, ON N1H 1G3
 Tel: 519-824-7147

Community Living Centre
Wellington North
 135 Fergus St. S.
 Mt. Forest, ON N0G 2L2
 Tel: 519-323-4050

Community Living Centre
Centre Wellington
 280 St. Patrick St. W.
 Fergus, ON N1M 1L7
 Tel: 519-787-1539

ARC Industries
East Wellington
 10 Thompson Cres.
 Erin, ON N0B 1T0
 Tel: 226-314-0790

Community Living Centre
Minto
 106 Thomas St.
 Harriston, ON N0G 1Z0
 Tel: 519-338-2559

We are dedicated to facilitating opportunities for people with developmental disabilities to realize their potential and dreams in their communities.