



Township of Wellington North

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

Regular Meeting of Council

Monday, November 5, 2012

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

A G E N D A

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- Mayor Tout	
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THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

7:00 p.m.

Members Present:

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

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Director of Recreation, Parks & Facilities: Barry Lavers

Absent:

Councillor: Dan Yake

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

A. CALLING THE MEETING TO ORDER

Mayor Tout called the meeting to order.

B. O' CANADA

C. PASSING AND ACCEPTANCE OF AGENDA

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the Agenda for the October 29, 2012 Regular Meeting of Council be accepted and passed.

Resolution Number: 1

Carried

D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None declared.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

Page Two

E. MINUTES

1. Court of Revision, October 15, 2012
2. Public Meeting, October 15, 2012
3. Regular Meeting of Council, October 15, 2012

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the minutes of the Court of Revision, Public Meeting and Regular Meeting of Council held on October 15, 2012 be adopted as circulated.

Resolution Number: 2

Carried

F. BUSINESS ARISING FROM MINUTES

1. County of Wellington Planning and Land Division Committee
Re: Comments for Consent Application B90/12 – Estate of Wilfred Costello
 - previously deferred to request information regarding size of severed parcel and confirmation of the number of outbuildings and size of outbuildings

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

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

Page Three

G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS

1. Mary Slater and Joanne Parish
Arthur Agricultural Society
Re: Presentation of Cheque for Donation of Walk-In-Cooler

Mary Slater and Joanne Parish presented Council with a cheque in the amount of \$10,986.19 for the donation of a Walk-In-Cooler for the Arthur & Area Community Centre. Mayor Tout thanked the Arthur Agricultural Society for their generous donation.

2. Gary Williamson, Wellington County Councillor, Ward 3
Re: Update from County

Councillor Williamson appeared before Council to provide an update from the County.

Wellington County has retained its AA credit rating. This is the highest of any county or region. The Province has a -AA credit rating.

A number of projects have been completed and the County should have a surplus. The Damascus Green Legacy project held their official opening on October 1 with a tree planting. A Work Force Summit was held in Elora and the County Economic Development Committee will have the results included in the Strategic Plan. Councillor Williamson participated in the Wellington County Plowing Match in August. There were thirty-two participants in the match.

The Active Transportation was presented and approved in principle by County Council. It will be brought to the lower tier municipalities for approval. This will be a costly plan, costing about one million dollars. The committee is requesting \$225,000 per year. While it is important to have a plan ready should funding become available Councillor Williamson had some concerns regarding the plan. There is a high cost to both tiers but is it practical over twenty years? He supported widening shoulders as roads are upgraded with construction; but if the County roads are done will proponents of the plan ask the municipality to do so as well. Signage and maintenance costs could be an issue along with liability. If these are dedicated walking and biking trails are municipalities expected to maintain them in the winter months. More discussion needs to take place regarding the financial aspect.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

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

2. Gary Williamson, Wellington County Councillor, Ward 3
Re: Update from County (continued)

Safe Communities Wellington has been formed with Councillor Williamson and Staff Sergeant Jack Hunjan as co-chairs. This group includes municipal representatives, emergency services, health and school boards, hospitals, private businesses and social services. The goal is to make Wellington County a safe place to live, work and play. The Leadership Table, under the guidance of a Safe Communities Canada representative, will conduct a priority exercise on November 22 at Aboyne. This will be a fact finding and sharing session. The group will look at information regarding hospital visitation for injuries to determine where the group should focus. Some COPPS groups are changing their names to Safe Communities. There is a group in Arthur and work is being done to get a group going in Mount Forest.

The budget process has started and will be completed in January. An election for a new Warden will be held this fall and committee appointments may be altered.

H. OTHER/NEW BUSINESS

None

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

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I. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND
RECOMMENDATIONS

1. Report from Barry Lavers, Director of Recreation, Parks & Facilities
 - Mount Forest Lion Roy Grant Pool CIIF Grant Application 2012

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North authorize payment for services to Triton Engineering Services Ltd. for preparation and submission of the CIIF application project # M5970A in the amount of \$2,751.74 and that the fee be drawn from Mount Forest Swimming Pool Reserve Fund, Account # 3-00-70-001-3210, as recommended by the Recreation & Culture Committee.

Resolution Number: 3

Carried

2. Administration Committee
 - Minutes, October 15, 2012

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Administration Committee meeting held on October 15, 2012.

Resolution Number: 4

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

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

2. Administration Committee
- Minutes, October 15, 2012 (continued)

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the recommendation of the Administration Committee, which reads as follows:

“That the high priority of the new Fire Chief be to ensure that the costs associated with the new position will be reflected in savings captured within the department over a 24 month period.”

Resolution Number: 5

Carried

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the recommendation of the Administration Committee, which reads as follows:

“That the hiring process commence for a full time Fire Chief 35 hours per week at Pay Equity/Internal Equity Grade 7 range of \$55,746.60 to \$75,821.20, this resolution supersedes the previous resolution of Council passed on July 13, 2012 as pertains to 2 year contract position of a part time Fire Chief 25 hours per week.”

Resolution Number: 6

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

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

3. Water/Sewer Committee
- Minutes, October 16, 2012

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Water/Sewer Committee meeting held on October 16, 2012.

Resolution Number: 7

Carried

Moved by: Councillor Lennox
Seconded by: Councillor Goetz

THAT 20 sewage capacity units be allocated to the property described as Part of Park Lot 6, South Side of Princess Street, Mount Forest, in the Township of Wellington North, in the County of Wellington having Property Identifier Number 71054-0168, and Park Lot 7, South Side of Princess Street, Mount Forest, in the Township of Wellington North, in the County of Wellington having Property Identifier Number 71054-0072 and currently owned by Peter Daniel Schlegel (Strathcona Village), for Phase 2 of the approved development.

Resolution Number: 8

Carried

4. Works Committee
- Minutes, October 16, 2012

Moved by: Councillor Lennox
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Works Committee meeting held on October 16, 2012.

Resolution Number: 9

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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J. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION

1. Municipality of Central Huron
Re: Request for Support of Resolution Regarding School Crossing Guards

Moved by: Councillor Lennox
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North support the resolution of the Municipality of Central Huron requesting the Minister of Education change the Education Act to be the responsible authority for the Crossing Guard Program and the Minister of Education be responsible for the costs of the Crossing Guards Program.

Resolution Number: 10

Carried

K. BY-LAWS

1. 88-12 Being a By-law to Authorize a Drain Road Crossing Agreement (geographic Township of Arthur, Concession 4 Road Allowance – R & R Poultry Limited)

Moved by: Councillor Lennox
Seconded by: Councillor Goetz

THAT By-law Number 88-12 being a by-law to authorize a Drain Road Crossing Agreement be read a First, Second and Third time and finally passed. (geographic Township of Arthur, Concession 4 Road Allowance – R & R Poultry Limited)

Resolution Number: 11

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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K. BY-LAWS (continued)

2. 89-12 Being a By-law to Authorize the Execution of an Agreement Between the Corporation of the County of Grey and the Corporation of the Township of Wellington North (Boundary Road Agreement and Maintenance Costs for Grey Road 109)

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT By-law Number 89-12 to authorize the execution of an Agreement between the Corporation of the County of Grey and the Corporation of the Township of Wellington North be read a First, Second and Third time and finally passed. (Boundary Road Agreement and Maintenance Costs for Grey Road 109)

Resolution Number: 12

Carried

3. 90-12 Being a By-law to Authorize a Site Plan Agreement (Birmingham Street East, Mount Forest – Curve Rock)

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT By-law Number 90-12 being a by-law to authorize a Site Plan Agreement be read a First, Second and Third time and finally passed. (Birmingham Street East, Mount Forest – Curve Rock)

Resolution Number: 13

Carried

L. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report dated October 24, 2012

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

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M. NOTICE OF MOTION

Councillor Lennox put forth a Notice of Motion regarding presentation of the following resolution. Councillor Goetz seconded the resolution.

“THAT the Council of the Township of Wellington North request staff to prepare the necessary resolutions(s) to facilitate declaring surplus the property known as the Sacred Heart School property to formally declare that property surplus in accordance with By-law 9-08.”

This resolution will be presented at the November 19, 2012 Regular Council meeting.

N. ANNOUNCEMENTS

Mayor Tout informed Council that he had attended the Working in Rural Wellington workshop held in Arthur on October 24. The event was well attended. He also reminded everyone that Commencement will be held at Wellington Heights Secondary School on November 2. A Me to We presentation will take place at Victoria Cross Public School on November 16.

O. CONFIRMING BY-LAW

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT By-law Number 91-12 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on October 29, 2012 be read a First, Second and Third time and finally passed.

Resolution Number: 14

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, October 29, 2012

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P. ADJOURNMENT

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT the Regular Council meeting of October 29, 2012 be adjourned at 7:53 p.m.

Resolution Number: 15

Carried

C.A.O./CLERK

MAYOR

MUNICIPALITY COMMENTING FORM

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

FILE NO: B118/12

APPLICANT

Earl & Anne Schneider
6180 5th Line
RR #3
Palmerston ON N0G 2P0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (West Luther)
Part Lot 1
Concession 11

Proposal is to sever a lot 0.5 hectares with 89.4 m frontage, existing and proposed residential use with existing dwelling.

Retained irregular shaped parcel is 35.5 hectares with 185.5m frontage on Line 10 and 630.6m frontage on County Rd 14, existing and proposed agricultural use. 2 existing barns to be removed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:213 49 000 016 02900 0000

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

If the answer is no, please provide new information:

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

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

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

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

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

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

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

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

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

Please specify _____

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

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

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

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

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

Approximate Time of Servicing Availability: _____

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

MUNICIPALITY COMMENTING FORM

FILE NO: B 118/12

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

YES (X) NO ()

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

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

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

-THAT the Owner satisfy all the requirement 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.

-THAT the owner satisfy the requirements of the local municipality in reference to parkland dedication.

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

SIGNATURE: _____

TITLE: Deputy Clerk

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

DATE: November 6, 2012

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

October 12, 2012

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: October 3, 2012

FILE NO. B118/12

APPLICANT

Earl & Anne Schneider
6180 5th Line
RR#3
Palmerston ON N0G 2P0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (West Luther)
Part Lot 1
Concession 11

Proposal is to sever a lot 0.5 hectares with 89.4m frontage, existing and proposed rural residential use with existing dwelling.

Retained irregular shaped parcel is 35.5 hectares with 185.5m frontage on Line 10 and 630.6m frontage on County Rd 14, existing and proposed agricultural use. 2 existing barns to be removed.

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

November 14, 2012

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

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

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

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

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

MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

Conservation Authority – Saugeen Valley County Engineering

GRCA Bell Canada County Clerk Roads

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



Application	8118/12
Location	Part Lot 1, Concession 11 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Earl & Anne Schneider

PLANNING OPINION: This application would sever a 0.5 ha (1.2 ac) parcel with a dwelling in a Prime Agricultural area. A 35.5 ha (87.7 ac) parcel would be retained. This application has been submitted under the surplus farm dwelling policies.

This application is consistent with Provincial policy and generally conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

- That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department; and
- That MDS 1 compliance is achieved by the removal of the barn/accessory building(s) or by rezoning the retained parcel to the satisfaction of the County.

PLACES TO GROW: No issues.

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

Minimum Distance Separation I (MDS I) is applied to a proposed lot with an existing dwelling when the dwelling is presently located on the same lot as the subject livestock facility. As the barns are to be demolished would have no MDS I provided a condition to demolish is imposed.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

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

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

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e). Item f) can be addressed as a condition of approval. In terms of the overall farm operation, we have been provided with a Farm Information Form including a list of other farm holdings of the applicant which demonstrate that this application would constitute a farm consolidation.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A). Both lots would meet the applicable minimum lot area and frontage requirements. A zoning by-law amendment would be necessary to prohibit residential use on the retained parcel.

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

Linda Redmond, Planner
October 30, 2012

SHEET 2. of 2 SHEETS

8319

0.5/12

Alulan

RETAIN
75.5 Ha

SEWER
0.5 Ha

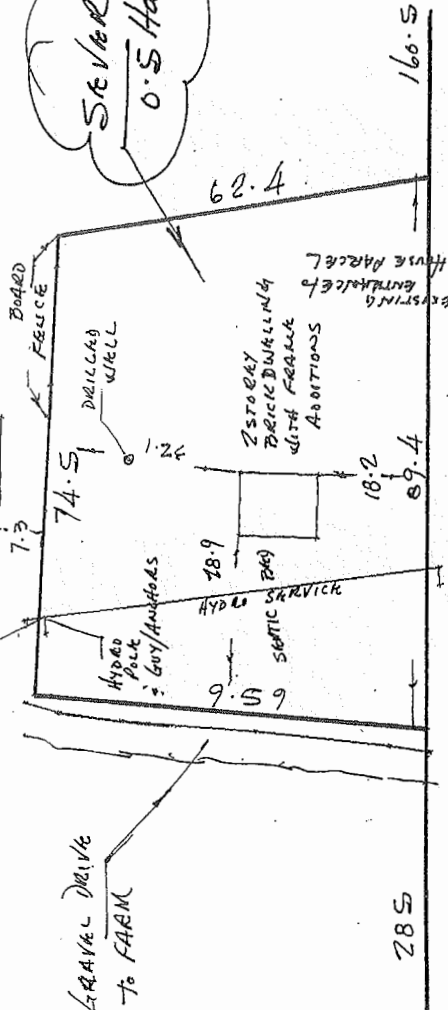
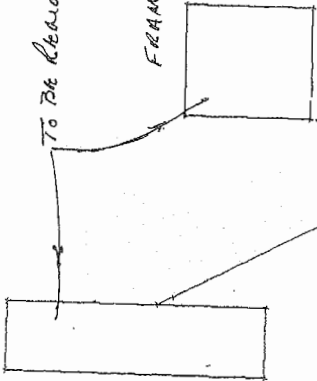
METAL LEAD BARN

To Be Removed

LOT 1

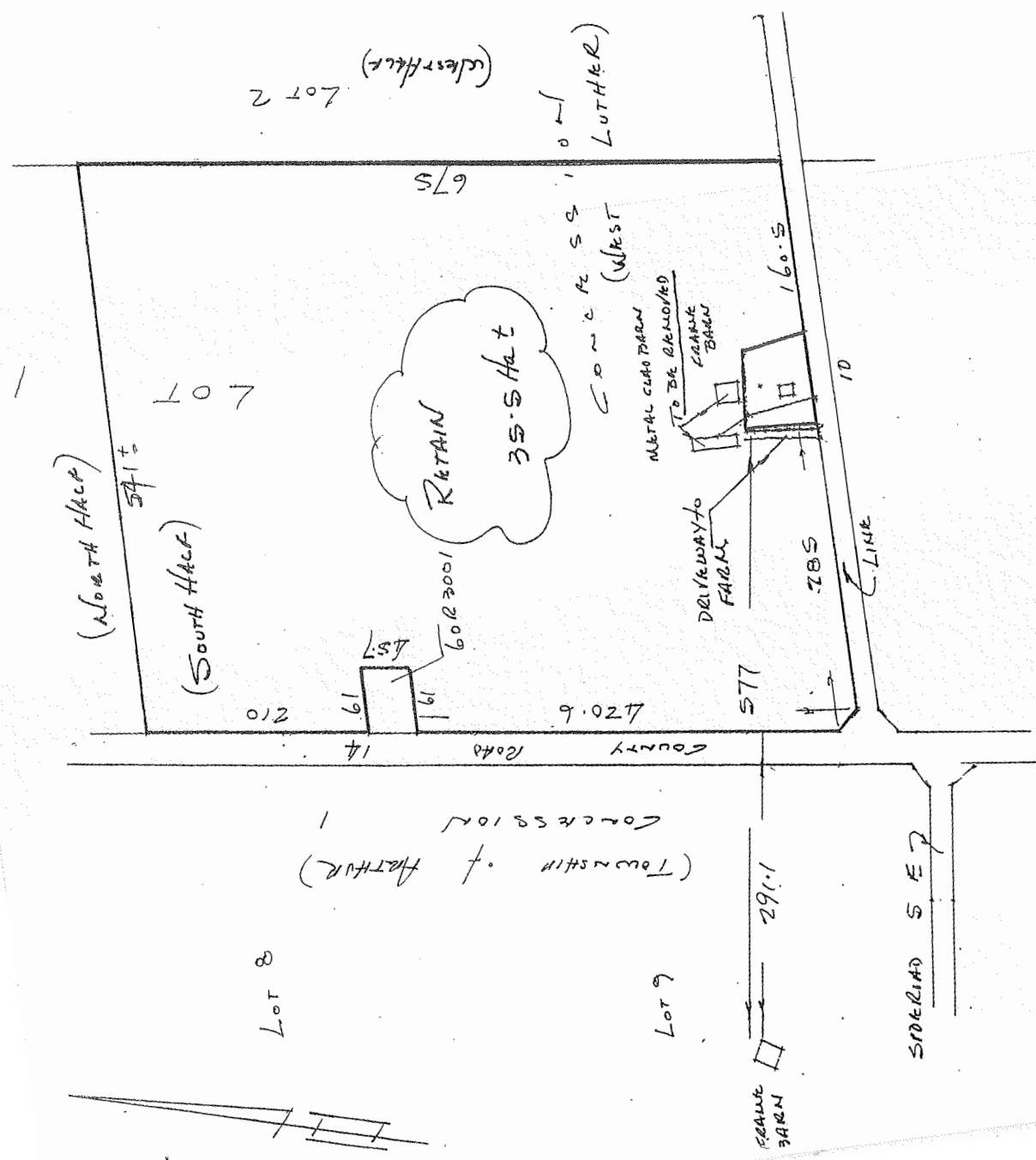
CONCESSION 11

GRAVEL DRIVE
TO FARM



SEKERACK SKETCH ON THE
 (TOWNSHIP OF WEST LUTHER)
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON
 1:5000

8319
 Oct/12
 Alex R. Wilson
 SURVEYING INC.
 MOUNT FOREST
 519 323 2451



MUNICIPALITY COMMENTING FORM

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

FILE NO: B 124/12

APPLICANT

Ralph & Jacklyn Jardine
7280 Sideroad 9W
Arthur, ON NOG 1AO

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Twp.)
Part Lot 24
Concession 7 & 8

Proposed lot line adjustment is 50 acres with no frontage (Parcel A on sketch) existing farmland to be added to abutting agricultural parcel - Marlin & Karen Martin (Parcel C on sketch)

Retained parcel is 2200' fr x 990' = 50 acres (Parcel B on sketch), existing and proposed agricultural use with existing house & barn.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 010 07700 0000

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

If the answer is no, please provide new information:

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

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

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

(Please Specify) Section 8 of zoning By-law 66-01

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

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

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

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

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

Please specify _____

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

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

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

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

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

Approximate Time of Servicing Availability: _____

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

MUNICIPALITY COMMENTING FORM

FILE NO: B 124/12

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

YES (X) NO ()

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

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

Is the Municipality in support of this application?

YES () NO ()

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

Does the Municipality request a Notice of Decision

YES (X) NO ()

SIGNATURE: _____

TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2E0

DATE: November 6, 2012



Application	B124/12
Location	Part Lot 24, Concession 7 & 8 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Ralph & Jacklyn Jardine

PLANNING OPINION: This proposed lot line adjustment would sever a vacant 20 ha (50 ac.) parcel, with no frontage and add it an adjacent farm parcel. The retained parcel is 20 ha. (50 ac.) with an existing residence and barn.

Although the retained parcel would not meet the minimum 35 ha farm parcel requirement the proposal will recognize a longstanding use of property by an adjacent land owner and would square up the consolidated farm parcel to provide a more logical lot configuration and tillable land.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that the following conditions are applied:

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

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which include minor boundary adjustments which do not result in the creation of a new lot.

We have no Minimum Distance Separation 1 (MDS1) concerns.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL and CORE GREENLANDS. Section 10.3.5 of the Official Plan provides for lot line adjustments in Prime Agricultural areas for "legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments."

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject lands are within the Agriculture (A) Zone and Natural Environment. The retained lot would comply with section 8.2 b) for lot area.

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

Linda Redmond, Planner
 October 30, 2012

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

October 12, 2012

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: October 5, 2012

FILE NO. B124/12

APPLICANT

Ralph & Jacklyn Jardine
7280 Sideroad 9 W
Arthur ON N0G 1A0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Twp)
Part Lot 24
Concession 7 & 8

Proposed lot line adjustment is 50 acres with no frontage (Parcel A on sketch) existing farmland to be added to abutting agricultural parcel – Marlin & Karen Martin (Parcel C on sketch).

Retained parcel is 2200' fr x 990' = 50 acres (Parcel B on sketch), existing and proposed agricultural use with existing house & barn.

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

November 14, 2012

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

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

MAILED TO:

Local Municipality- Wellington North County Planning County Treasury Department

Conservation Authority - GRCA

Bell Canada County Clerk Roads

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

SKETCH FOR LAND SEVERANCE APPLICATION

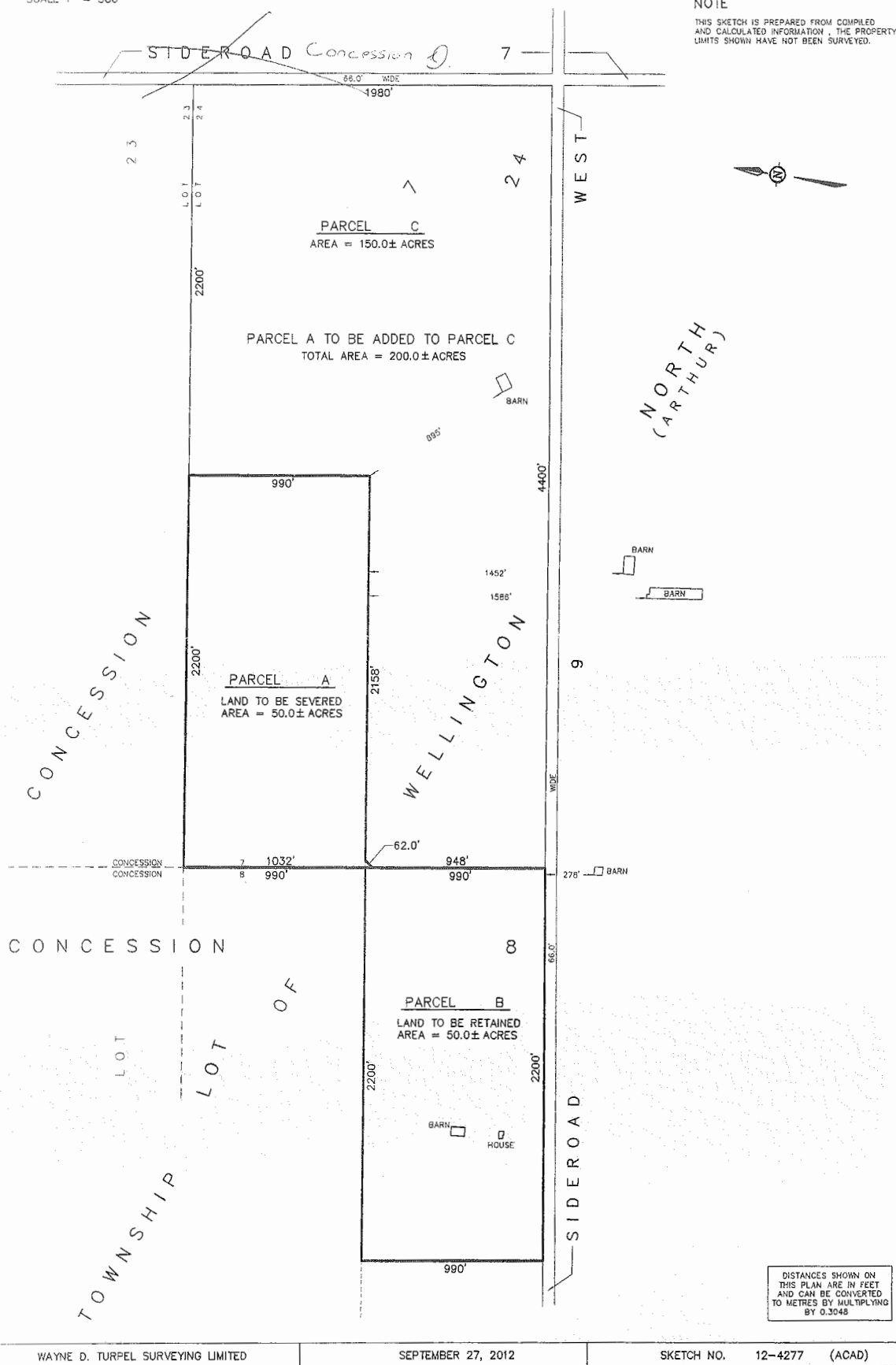
PREPARED FOR RALPH JARDINE
SCALE 1" = 500'

CAUTION

THIS SKETCH IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED FOR
TRANSACTION OR MORTGAGE PURPOSES.

NOTE

THIS SKETCH IS PREPARED FROM COMPILED
AND CALCULATED INFORMATION. THE PROPERTY
LIMITS SHOWN HAVE NOT BEEN SURVEYED.



MUNICIPALITY COMMENTING FORM

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

FILE NO: B114/12

APPLICANT

LOCATION OF SUBJECT LANDS

Hewson Family Investments Limited
Attn: Jim Hewson
350 Dublin St
Mount Forest, ON NOG 2L3

WELLINGTON NORTH (Mount Forest)
Pt lot 1, W/S Main St
Plan Town of Mount Forest
287/289 Main St N

Proposal is to sever a lot 300 square metres with 10.2m frontage on Main St. and 28.4m frontage on Durham St., existing and proposed urban residential use with existing semi-detached dwelling and garage.

Retained lot is 500 square metres with 17.9m frontage, existing and proposed urban residential use with existing semi-detached dwelling and garage.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 004 14200 0000

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

If the answer is no, please provide new information:

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

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

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

(Please Specify) Section 22 of Zoning By-law 66-01

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

(Please Specify) Section 22 of Zoning by-law 66-01

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

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

Please specify _____

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

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

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

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

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

Approximate Time of Servicing Availability: _____

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

MUNICIPALITY COMMENTING FORM

FILE NO: B 114/12

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

YES () NO ()

N/A

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

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

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

-THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.

-THAT the Owner receives approval from the applicable road authority.

-THAT the Owner satisfy the requirements of the local Municipality in reference to parkland dedication.

-THAT both the retained and severed parcel must have separate sewer and water hookups. All expenses associated with these hookups are the owners responsibility.

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

SIGNATURE: _____

TITLE: Deputy Clerk

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

DATE: November 6, 2012



Application	B114/12
Location	Part Lot 1, Concession W/S Main St., Pl Mt. Forest
Applicant/Owner	TOWNSHIP OF WELLINGTON NORTH Hewson Family Investments Limited

PLANNING OPINION: This proposal would split an existing parcel in two, resulting in two lots with area's of a 300 sq. m (3229 sq. ft.) and 500 sq.m (5382 sq.ft.), each with an existing semi-detached dwelling in Mount Forest.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that servicing can be provided to the satisfaction of the local municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Intensification is encouraged in urban settlement areas with full municipal services.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated RESIDENTIAL TRANSITION in the Mount Forest Urban Centre. New lots may be created in Urban Centres provided that the land will be appropriately zoned.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject lands are zoned Mixed Use Zone (MU2). Both lots meet the minimum lot area and frontage.

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

Linda Redmond, Planner
October 30, 2012

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

October 12, 2012

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Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON:

FILE NO. B114/12

APPLICANT

Hewson Family Investments Limited
Attn: Jim Hewson
350 Dublin St.
Mount Forest ON N0G 2L3

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Pt Lot 1, W/S Main St.
Plan Town of Mount Forest
287/289 Main St. N.

Proposal is to sever a lot 300 square metres with 10.2m frontage on Main St. and 28.4m frontage on Durham St., existing and proposed urban residential use with existing semi-detached dwelling and garage.

Retained lot is 500 square metres with 17.9m frontage, existing and proposed urban residential use with existing semi-detached dwelling and garage.

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WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

November 14, 2012

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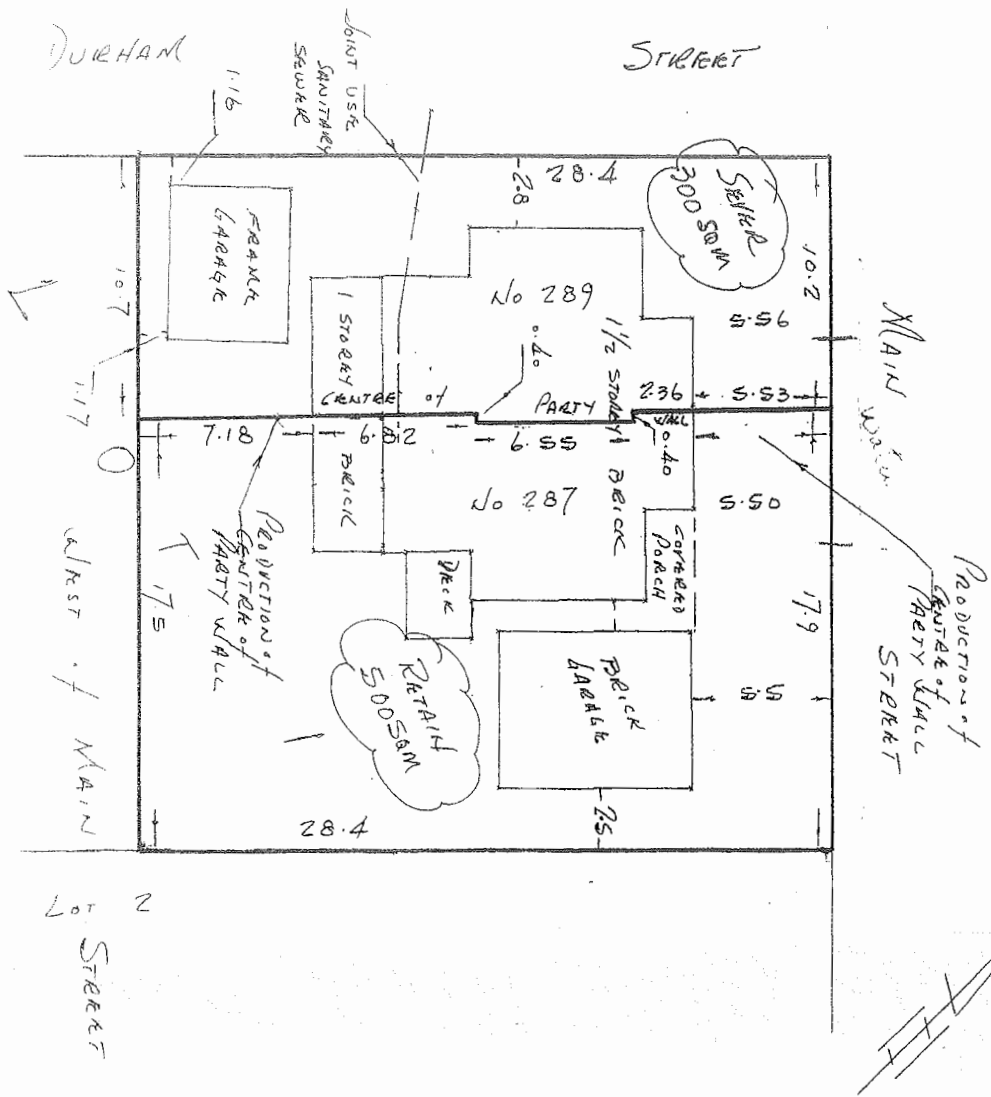
MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

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

Bell Canada County Clerk Roads

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



SEVERANCE SCRATCH IN THE
 (TOWN OF MOUNT FOREST)
 TOWNSHIP OF WILKINSON ALBERTA
 1:250

FEB/12
 8193

Alex R Wilson

Alex R Wilson Sevrance Inc
 MOUNT FOREST
 519 323 2451

Wellington County Active Transportation Plan Committee Report

To: Wellington County Municipal Councils

From: Andrew Goldie, Chair
Karen Armstrong, Vice-Chair

Re: Active Transportation Plan Update

Date: Tuesday, October 23, 2012

The Wellington County Active Transportation Plan has been completed. The Plan is a long-term strategy to create a pedestrian and cycling supportive environment in the County.

In 2010 County Council agreed to participate in the development of a County-wide Active Transportation Plan in partnership with all seven municipalities, Public Health, City of Guelph, Wellington-Dufferin-Guelph *in motion* and the Province. The public, stakeholders and local partners were engaged in the study through:

- A web-based questionnaire (over 718 responses)
- 2 stakeholder workshops
- 6 public information centres.

Additional community outreach was also undertaken by the committee including:

- Child/youth pamphlet
- Newspaper advertisements & publications
- Various write-ups & study updates
- Elementary school parent newsletters
- Mobile study display boards
- Participation of a Grade 6 class with local photography.

On June 14 a Council Information Session was held at the Fergus Grand Theatre. Comments provided were directed at specific route options or were editorial in nature. These comments have been addressed by making changes to the network, where appropriate, and through revisions to the master plan. Broader concerns with the study included that it emphasized cycling too much and that there would be challenges in financing the plan. The project consultants have made revisions to the master plan to address concerns regarding a cycling emphasis within the document.

The County Active Transportation Plan establishes the wider area network, connecting communities & linking major existing trails. The Plan will include over 1,000 km of off road (30%) and on road (70%) facilities, with a 20+ year time frame.

Recommendation: THAT the Municipal Councils of Wellington County support in principal the Wellington County Active Transportation Master Plan.

Sincerely,

Andy Goldie, OALA, CSLA
Chair, AT Plan Committee
Acting CAO, Twp Centre Wellington
Chair, **WDG in motion**

Karen Armstrong, BA, MA, DPH
Vice-Chair, AT Plan Committee
WDG Public Health
WDG in motion Coordinator



WELLINGTON COUNTY ACTIVE TRANSPORTATION PLAN PRESENTATION

Township of Wellington North

November 5, 2012



Purpose

Plan is a long-term strategy create pedestrian & cycling supportive environment in County

Presentation is to seek approval in principal for AT Plan

Consultation

- Web-based questionnaire
- 2 workshops
- Six public information sessions
- Grade 6 photography class
- Displays in libraries, FHT's, partner offices

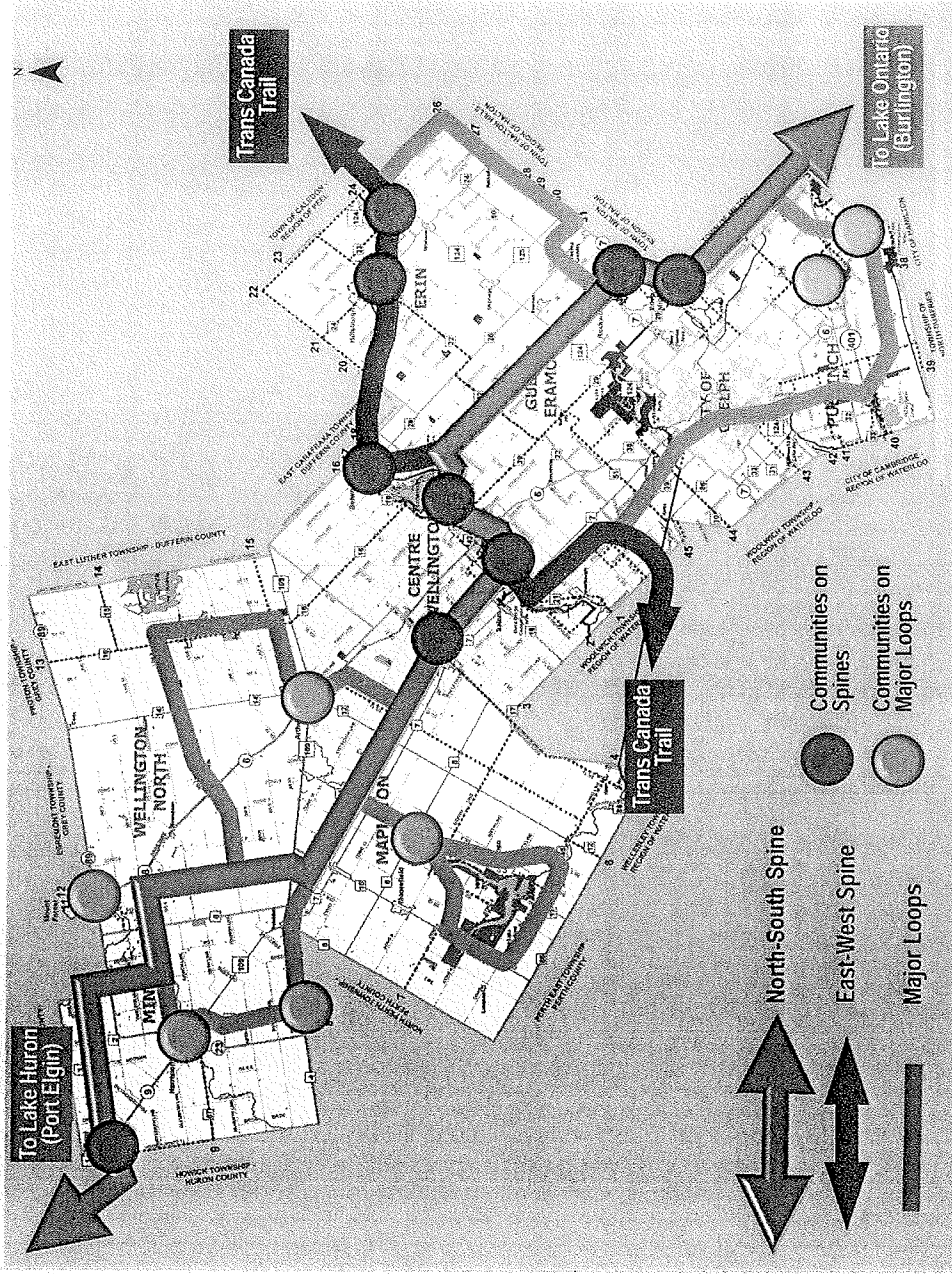


Photo by Grade 6 student

Response to Consultation

- Consultants made changes to Plan re: cycling emphasis:
 - Pedestrians tend to travel shorter distances
 - Plan recognizes that majority of trips will be municipal centres (e.g., towns)
 - Significant portion of cycling trips close to towns and nearby attractions; also throughout County





Spine Routes & Major Loops

Broad organizing structure of network

Finer network of routes in each municipality

Network

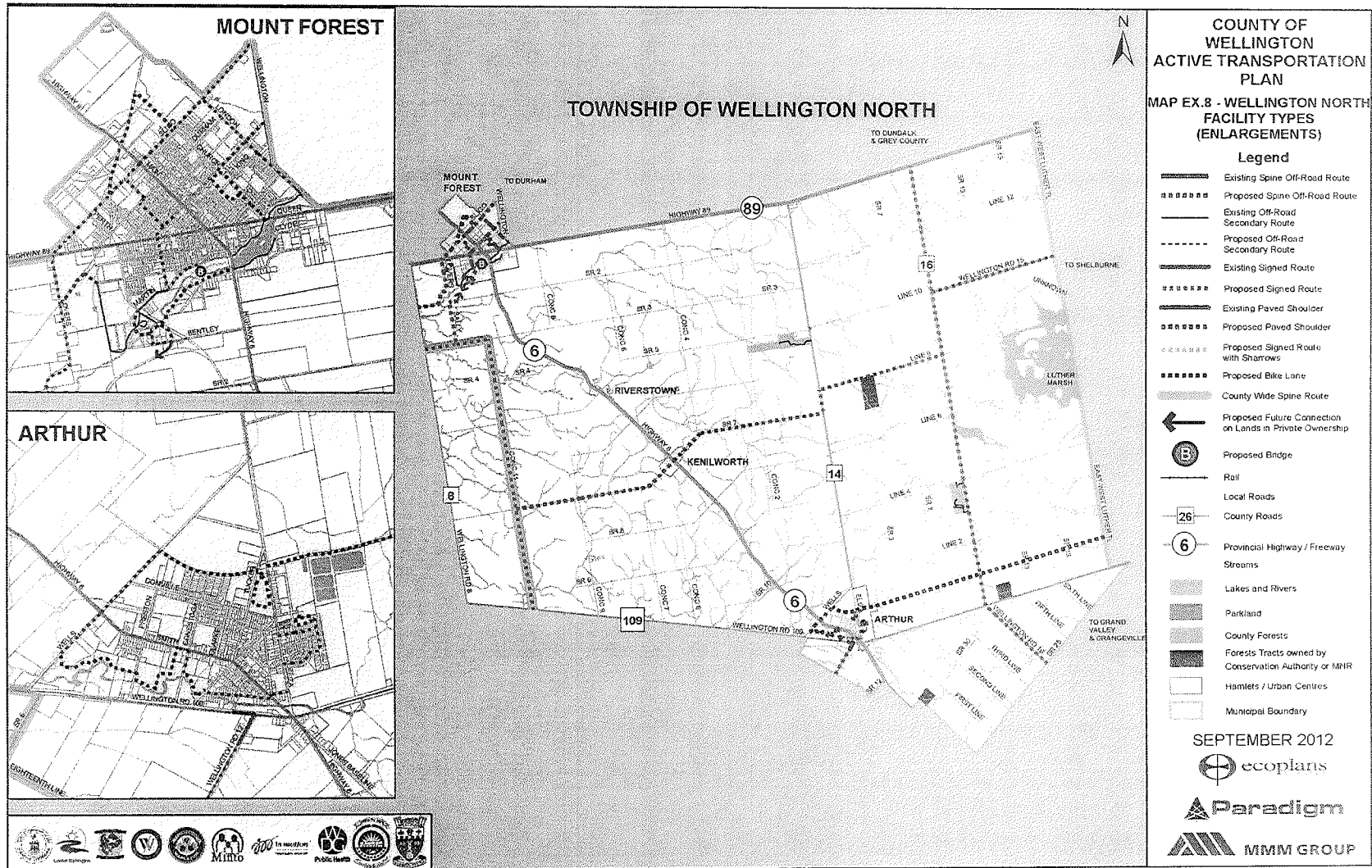
County-wide Overview

- Existing
 - ▣ ±250 km multi-use trails and paved shoulders
- Proposed
 - ▣ ± 750 km of new trails & routes
- Total
 - ▣ ± 1,000 km off road (30%) and on road (70%) facilities

Wellington North Overview

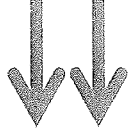
- Existing
 - ▣ ±0 km major multi-use trails
- Proposed
 - ▣ 21.4 km multi-use trails
 - ▣ 84.6 km signed routes
 - ▣ 2.1 km signed routes with sharrow
 - ▣ 1.1 km paved shoulders
- Total
 - ▣ 110 km of facilities

Wellington North Network Facilities



Budget for 20+ Year Plan

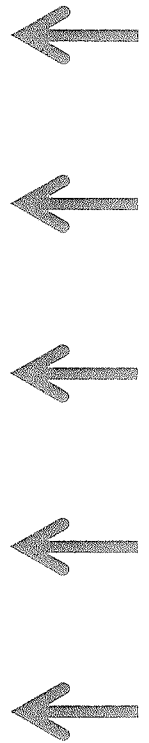
Wellington North		EXISTING		PROPOSED	
County		distance (km)	distance (km)	distance (km)	cost
	Multi-Use Trail (Spine Route)	0.0	0.0	0.0	\$0.00
	Signed Route	0	30.4		\$12,160.00
	Signed Route with Sharrow	0	0.8	0.8	\$5,600.00
	Paved Shoulder	0.5	1.1	1.1	\$60,500.00
	Bike Lane	0	0	0	\$0.00
	Total County				\$78,260.00
	Local (Wellington North)				
	Multi-Use Trail	0.0	21.4	21.4	\$3,210,000.00
	Signed Route		54.2	54.2	\$21,680.00
	Signed Route with Sharrow		1.3	1.3	\$9,100.00
	Paved Shoulder		0	0	\$0.00
	Bike Lane		0	0	\$0.00
	Total Local				\$3,240,780.00
	Total County + Local				\$3,319,040.00



The First 10 Years

- Local budget breakdown
 - ▣ Multi-use Trail \$525,000
 - ▣ Signed Route \$8,400
 - ▣ Signed Route with Sharrow \$700
 - ▣ Paved Shoulder \$0
 - ▣ Bike Lane \$0
- TOTAL: \$534,100

Wellington County Active Transportation Plan Network		
Costing - Wellington North		
Breakdown by Funding & Facility Type		
	Distance (km)	Cost
Multi-use Trail (Square)		
Street Term	0.0	\$0.00
Mid Term	21.7	\$2,170,000.00
Long Term	2.1	\$210,000.00
Multi-use trail (Square) total	23.8	\$2,380,000.00
Signed Route		
Street Term	28.0	\$8,400.00
Mid Term	28.7	\$8,610.00
Long Term	8.3	\$2,490.00
Signed Route total	65.0	\$19,500.00
Signed Route with Sharrow		
Street Term	0.1	\$700.00
Mid Term	1.2	\$8,400.00
Long Term	0.0	\$0.00
Signed Route with Sharrow total	1.3	\$9,100.00
Paved Shoulder		
Street Term	0.0	\$0.00
Mid Term	0.0	\$0.00
Long Term	0.0	\$0.00
Paved Shoulder total	0.0	\$0.00
Bike Lane		
Street Term	0.0	\$0.00
Mid Term	0.0	\$0.00
Long Term	0.0	\$0.00
Bike Lane total	0.0	\$0.00
Total Wellington North	76.9	\$2,407,900.00



Next Steps

- ❑ Successful HCF
\$25,700
- ❑ HCP dollars \$10,000
(awaiting confirmation)
- ❑ Grant applications
- ❑ County Budget
Approval
- ❑ Committee Formation



Arena trail

Questions?



October 30, 2012

To: Mayor Ray Tout and Members of Wellington North Council

From: Linda Dickson, MCIP, RPP
Emergency Manager/CEMC

Re: Emergency Management Programme Report

The following outlines the municipality's requirements as set out in the Emergency Management and Civil Protection Act and how the municipality has fulfilled these requirements for 2012.

Programme Committee

The Programme Committee met on April 16. The following item was discussed and recommended by the Committee.

Staff involved in emergency response, including fire, public works, water and emergency operations staff should be issued Township photo Identification.

Emergency Response Plan

Several changes were considered to the Emergency Response Plan. By-laws 39-12 and 50-12 were passed by Council adopting the changes.

Training:

A number of training sessions were held for Council and staff in 2012. The following is a list of training:

1. Native Awareness Training – February 22 and October 29.
2. Basic Emergency Management Course – April 12 and 13 and November 15 and 16.
3. IMS 100 – October 2
4. Scribe Training – May 14
5. Media Training Workshop – November 21
6. The Programme Committee recommended Critical Incident Stress Management Training. This is planned for 2013.

Exercises

The Township of Wellington North participated in the Huron Challenge (Trillium Resolve) exercise on October 16 and 18. October 16 the Township Control Group and staff were involved in an exercise to set up a resource base camp at the Mount Forest Sportsplex. On October 18 staff from Wellington North Power were part of an exercise to discuss policies and procedures under the following situations; hydro service reduction, rotating black outs and extended power outages.



With respect to possible power outages, it is suggested that the Township consider a test of the emergency backup capabilities of the Sportsplex. The community centre half of the facility is wired to accept a back-up power supply; the size of generator needs to be determined and possible sources for portable generators obtained should this resource become necessary.

It is recommended that a couple of laptops be purchased and dedicated for use to the Emergency Operation Centre during its activation. Also, senior staff critical to an effective emergency response should have access to a laptop at all times.

It is proposed that a field evacuation exercise be considered for 2013. The exercise would involve response personnel on the ground going door to door, an active Incident Command Post, a Reception Centre and Emergency Operation Centre.

Critical Infrastructure

Staff reviews this list annually and updates as necessary.

Public Education

1. Emergency Management staff attended the Wellington North Showcase – March 26 and 27.
2. Emergency management information was made available at the Arthur and Mount Forest Libraries during Emergency Preparedness Week.
3. Draw for a 72 hour emergency kit and a car kit was held throughout the County of Wellington's 14 Library Branches.
4. Township set up a display during Emergency Preparedness Week. A draw for a weather radio was held at the Town's Municipal Office during Emergency Preparedness Week.
5. The County page in the Wellington Advertiser contains emergency public information including flood awareness information.
6. In May there was a Mayor's Cook-off Challenge – May 11.
7. Student Survivor Workshop at Wellington Heights High School – May 18.
8. Presentation to Mount Forest Lions and Kinsmen Clubs and Arthur Lions Club.
9. A number of promotional items were revised or developed including the 72 hour fridge magnets, book marks, and 911 Pocket Dial Postcards.

Further Enhancements:

1. Interoperability

The Guelph Wellington Interoperability Group was established in 2010 with representatives from Police, Fire, EMS, Emergency Management, Public Works/Roads and Information Technology from both the City of Guelph and Wellington County. The City on behalf of the group and with support from senior Police, Fire and EMS staff, received funding support from the Canadian Police Research Council.



In July, the City and County CEMCs along with the City's project consultant Human Systems Inc. and a partner with the City's funding bid began work on the Interoperability Strategic Plan.

The funding will permit Human Systems to identify interoperability gaps; identify system performance indicators that will let us know when a gap either improves or gets worse and to develop a Strategic Plan. The project will roll out in three phases: July 1, 2012 to January 1, 2013, second phase to April 1, 2013 and third phase to July 2013.

2. Radio Project

In 2012, Wellington County proceeded with digital upgrades and expansions to the County two-way radio system. Included in the project was the purchase of a number of radios for Emergency Management. Base radios, mobile radios and portable radios were purchased and installed in 2012 in the 13 Fire Stations, 8 Primary Emergency Operation Centres, and provided to Public Works and Fire Chiefs. The establishment of common radio technology for emergency management is one of the many ways to achieve interoperability. Training, testing, developing common Standard Operating Procedures and conducting exercises will be required to ensure interoperability is achieved and maintained in Wellington during times of large municipal emergencies.

3. Recommendations of Sandy Lake after Action Report

Many of the recommendations outlined in the Report have been implemented as follows:

- i. Access to Provincial Resources – No changes
- ii. Agreements – New agreements between the AAND and the Province are under development. The province has developed a new agreement for municipalities. The Province has actively engaged host communities in the development of a Mass Evacuation Plan for Northern Ontario and to with revisions to the Joint Emergency Management Steering Committee Standards.
- iii. The County and Red Cross signed a revised agreement for a 3 year period.
- iv. Clear Roles and Responsibilities – Some changes were incorporated in the revised Emergency Response Plan
- v. Communication – Ongoing
- vi. Health Care – Public Health has been working on some of the recommendations
- vii. Knowledge of First Nation Communities – Two native awareness training sessions were held this year



TOWNSHIP OF WELLINGTON NORTH

COUNCIL REPORT

- viii. Logistics – Under development and consideration
 - ix. On Site Security – Need to address this on a situation by situation basis.
 - x. Recovery Planning – Policies are in the Emergency Response Plan. In the future training and exercising this aspect of the plan would be beneficial.
 - xi. Shelter Needs –In consultation with non-government agencies and Public Health
 - xii. Staff Utilization – Our shift change exercise was conducted.
 - xiii. Training – We continue to roll out IMS 100 and 200 training. Requests for annual refresher training has have been made.
 - xiv. Volunteers Coordination – Presentations to many local service clubs and organizations in Wellington in 2013.
4. Severe Summer Weather Plan

A draft summer severe weather plan has been completed. We will be presenting the plan to the Emergency Management Programme Committees in 2013.

RECOMMENDATION:

THAT Council for the Township of Wellington North accepts the annual emergency management report, and further **THAT** this report serves as the annual review of the Township's Emergency Management Programme for 2012.

Respectfully submitted

Linda Dickson, MCIP, RPP
Emergency Manager/CEMC

RECREATION & CULTURE ADVISORY COMMITTEE MEETING
TUESDAY OCTOBER 2, 2012 AT 8:30 A.M.
MOUNT FOREST & DISTRICT SPORTS COMPLEX

Present were: Chairperson Councillor Sherry Burke, Mayor Ray Tout, Southgate Councillor Pat Franks, Councillor Dan Yake, Mark MacKenzie, Mount Forest Facilities Manager, Tom Bowden, Arthur Facilities Manager and Barry Lavers, Director of Recreation Parks and Facilities.

Also Present: Linda Spahr, Recording Secretary.

MINUTES:

Moved by Mayor Tout

Seconded by Councillor Franks

"THAT the minutes of the September 11, 2012 meeting be approved." Carried

BUSINESS ARISING FROM MINUTES:

Mark reported that Wightman is waiting for a written formal request from the Township to switch Bell over to Wightman at the Mount Forest Complex.

Mayor Tout inquired about the CIIF application. Barry reported there have been no announcements made yet.

An advertisement will be placed in the newspaper regarding funds available from the Municipal hockey tournament.

NEW BUSINESS:

Accessibility Grant - Barry reported that he is in the final stages of completing the accessibility grant for doors for the Arthur Community Centre. The grant is to be completed by October 5, 2012. Finding three different companies to estimate and submit quotes was difficult in the time frame provided for the application.

Arthur Walking Trail - A subcommittee formed for the trail was approved by Council at the September 24, 2012 meeting. A first meeting will be called shortly.

Emergency Exercise - Plans are being finalized for the emergency Huron exercise at the Mount Forest Complex. This event will not affect our current user groups.

CORRESPONDENCE:

A copy of a letter received from the Mount Forest Curling Club was available for members. The letter was requesting work to be done on the parking lot. Barry met with Dale Clark on site to discuss the request. There was further discussion on ownership of the land and buildings at the Curling Clubs in Mount Forest and Arthur. Barry was directed to look into the matter.

REPORTS:

Tom Bowden - A written report was available for members. Tom stated Minor Hockey have taken an additional four and a half hours of unused ice. Arena advertising for the Arthur Arena was discussed as there is ample space available for rent.

Mark MacKenzie - A written report was available for members. Mark reported that a safety railing was installed at the skateboard park. There was another successful Fur and Feather show held on Sunday September 30, 2012 at the fairgrounds. There have been issues with the High School using the soccer fields without booking them. Mark is to discuss the matter with the principal.

Barry Lavers - Provided members with September's report for discussion. Barry also stated that an agreement was made with Dave's Auto Body for five years of advertising on the new Olympia in Arthur.

MEMBER'S PRIVILEGES:

Mark MacKenzie - Brought concerns from the staff regarding security and alcohol violations for weddings. Councillor Yake suggested proper signage be placed outside. Mayor Tout said staff needs to meet with Barry and Mark regarding their problems.

NEXT MEETING:

The next meeting will be November 6, 2012.

ADJOURNMENT:

Moved by Mayor Tout

"THAT the meeting be adjourned."

Meeting adjourned 9:35 a.m.

Township of Wellington North
Building/Property Committee Minutes – Oct 23, 2012 at 9:00 a.m.

Present: Councillor Dan Yake (Chair)
Councillor Mark Goetz
Mayor Raymond Tout
Lori Heinbuch, CAO/Clerk
Darren Jones, Chief Building Official
Patty Wright, Building Inspector

The meeting was held in the Council Chamber at the Municipal Office in Kenilworth, starting at 9:05 am

Delegation

A delegation consisting of Bruce Donaldson and Brian Beatty presented an update on the Ole Toiro events and facility located on the Fifth Line. Mr. Donaldson presented an overview of the owner's intention moving into the future. The committee informed the delegation that an application for an amendment to the current zoning, and site plan control would be required.

Minutes – Aug 17, 2012

Moved by: Darren Jones, Chief Building Official
Seconded by: Councillor Mark Goetz

That the Minutes of Aug 17, 2012 be accepted.

Carried.

Business Arising from the Minutes

1. Business Arising from the Minutes

Future of Arthur Seniors Hall

The committee is waiting for a date to be set for a meeting.

Status update regarding Animal Control By-law and Zoning By-law amendment

Moved by: Lori Heinbuch, CAO/Clerk
Seconded by: Darren Jones, Chief Building Official

That the Animal Control By-law be presented to council December 17, 2012

Carried

Former Sacred Heart Catholic School – Roof (capital costs)

The committee is waiting for a response from the O.P.P. as to their capital cost contribution. Building Department to monitor current roof.

Status update regarding Fortification of Land By-law

C.A.O's . and C.B.O's. are waiting for Police Services Board to acknowledge draft protocol

2. Other Business

Regular checks of fire extinguishers in Municipal owned buildings.

The building department will be checking Township owned buildings to make sure monthly safety checks are being carried out on the fire extinguishers and emergency lights.

Flag Report

Patty Wright, Building Inspector provided an updated report on the Township flags, all required replacements have been issued for replacement prior to Remembrance Day

Building Permit Monthly Report

Moved by: Mayor Raymond Tout
Seconded by: Lori Heinbuch, CAO/Clerk

That the Building Permit Monthly Review for the Period Ending Aug 31, 2012 was reviewed and accepted.

That the Building Permit Monthly Review for the Period Ending September 30, 2012 was reviewed and accepted.

Carried

Date of Next Meeting

November 14, 2012 at 9:00 a.m.

Motion to adjourn

Moved by: Councillor Mark Goetz
Seconded by: Patty Wright, Building Inspector

That the meeting adjourn at 10:08am

Carried



Township of Wellington North

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

TREASURER'S REPORT

TR2012-07

TO: Council
FROM: Mike Givens, Treasurer
DATE: November 5, 2012
RE: Ontario Regulation 284/09

Background:

Ontario Regulation 284/09 allows every municipality to exclude amortization expenses from their annual budget. However, if this amount is not included a report must be submitted to Council with respect to the excluded expense. It is believed that the intent of the regulation is to ensure that municipalities are planning and budgeting for renewal of tangible capital assets.

The Township of Wellington North 2012 budget reflected the following:

- ◇ The budget was prepared on a cash basis as has been the historical practice in the municipality.
- ◇ The budget and resulting tax levy excluded amortization (amortization is a non-cash expense) but did include transfers of tax levy funding to capital projects and reserves for acquisition/renewal of tangible capital assets.
- ◇ Budgeted acquisition/renewal of tangible capital assets in 2012 is less than amortization expense.

Excluding amortization reduces the Township's accumulated surplus-however this is offset by transfers to reserves and capital. The Township's accumulated surplus as of December 31, 2011 was **\$118,815,395**. The estimated 2012 amortization expense is **\$4,640,378**. The 2012 budget calls for acquisition/renewal of tangible capital assets of **\$2,652,302**. Consequently, the estimated impact on the Township's accumulated surplus will be a decrease of **\$1,988,076**.

Recommendation:

THAT Report TR2012-07 dated November 5, 2012 with respect to Ontario Regulation 284/09 is hereby received and approved for budget year 2012.



Township of Wellington North

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

TREASURER'S REPORT TR2012-08

TO: Council
FROM: Mike Givens, Treasurer
DATE: November 5, 2012
RE: 2011 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 2011.

As of October 19, 2012, development charges collected in 2012 are \$354,093.

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

Recommendation:

THAT Report TR2012-08 dated November 5, 2012 with respect to 2011 Development Charges-Reserve Funds is hereby received and filed for information.

	<u>Balance 31-Dec-10</u>	<u>Contributions 2011</u>	<u>Refunds 2011</u>	<u>Redevelopment Credits 2011 rural</u>	<u>Redevelopment Credits 2011 urban</u>	<u>Sub-Total 2011</u>	<u>Interest 2011</u> <u>\$ 8,253.07</u>	<u>Balance 31-Dec-11</u>
<u>SERVICE</u>								
Wastewater	\$ 231,056.96	\$ 135,513.08	\$(33,781.00)		\$ (18,852.46)	\$ 313,936.58	\$ 2,930.10	\$316,866.68
Water	\$ 91,025.91	\$ 50,090.29	\$(10,988.89)		\$ (7,246.07)	\$ 122,881.24	\$ 1,146.90	\$124,028.14
Roads and related	\$ 182,551.54	\$ 63,817.74	\$(15,831.82)	\$ (5,753.42)	\$ (9,958.69)	\$ 214,825.35	\$ 2,005.05	\$216,830.40
Fire protection	\$ 36,079.63	\$ 12,463.13	\$ (2,813.55)	\$ (1,156.97)	\$ (2,002.61)	\$ 42,569.63	\$ 397.32	\$ 42,966.95
Outdoor Recreation	\$ 45,284.93	\$ 11,589.08	\$ (2,603.04)	\$ (1,077.41)	\$ (1,864.91)	\$ 51,328.65	\$ 479.07	\$ 51,807.72
Indoor Recreation	\$ 78,060.72	\$ 57,290.71	\$(12,991.24)	\$ (5,311.42)	\$ (9,193.63)	\$ 107,855.14	\$ 1,006.66	\$108,861.80
Administration (Studies)	\$ 25,796.16	\$ 9,201.40	\$ (1,681.89)	\$ (901.58)	\$ (1,560.55)	\$ 30,853.54	\$ 287.97	\$ 31,141.51
<u>Sub-Total</u>	<u>\$ 689,855.85</u>	<u>\$ 339,965.43</u>	<u>\$(80,691.43)</u>	<u>\$ (14,200.80)</u>	<u>\$ (50,678.92)</u>	<u>\$ 884,250.13</u>	<u>\$ 8,253.07</u>	<u>\$892,503.20</u>
<u>TOTAL</u>	<u>\$ 689,855.85</u>	<u>\$ 339,965.43</u>	<u>\$(80,691.43)</u>	<u>\$ (14,200.80)</u>	<u>\$ (50,678.92)</u>	<u>\$ 884,250.13</u>	<u>\$ 8,253.07</u>	<u>\$892,503.20</u>



Report

TO: Lori Heinbuch CAO/Clerk

FROM: Dale Clark, Road Superintendent

DATE: October 30, 2012

RE: Structure # 6 Design Alternatives

K. Smart and Associates Ltd have been reviewing design alternatives for the Township for Structure #6. Three profiles have been completed for review. It is important to note that a significant increase in the existing road profile will require a much larger structure to be built. Original design was to replace the existing culvert with concrete box culverts and a 60km/h design speed.

Design Speed and Cost

1. 60km/h Design Speed - \$323,000
2. 70km/h Design Speed - \$405,000
3. 80km/h Design Speed - \$485,000

Note: Engineering/Contract Administration & HST extra.

Recommendation from the Road Superintendent is to proceed with the 60 km/h design and lower the posted regulatory speed limit for this section of road.

Respectfully submitted,

Dale Clark
Road Superintendent



Report

TO: Lori Heinbuch CAO/Clerk

FROM: Dale Clark, Road Superintendent

DATE: October 30, 2012

RE: Road Crossing Policy

The Township has a Road Crossing Policy (copy attached) in place to deal with tile drains and outlets crossing the Township Road allowance. The agreement has worked in the past but issues have been encountered with the agreement when a postponement on the mortgage is required on the receiving property to allow this process to be completed.

The mortgage postponement is in accordance with the Townships written policy. The risk to removing the mortgage postponement from the policy would be no protection for the Township if the mortgagee had to sell the property which is fairly rare.

After discussions with the Works Committee the recommendation from the Road Superintendent is to revise the existing policy which would remove "*the requirement for a postponement on the mortgage of the receiving properties*" and allow the Road Crossing Policy to proceed as intended.

Respectfully submitted,

Dale Clark
Road Superintendent

REQUESTS FOR TILE DRAIN OUTLETS ONTO OR CROSSING TOWNSHIP ROAD ALLOWANCES

The Township has adopted the following policy and regulations with respect to requests from private Landowners for permission to allow private tile drains to outlet onto or across Township road allowances.

1. **Request for Permission.** Upon a request for permission the Landowner(s) shall provide the plans for the tile drain system and the Township will order an Impact Report from its Drainage Superintendent (appointed under the *Drainage Act*) at the expense of the Landowner(s).
2. **Deposits.** The Township will require one or more deposits from the Landowner for estimated costs to the Township for the Drainage Superintendent's Report and anticipated legal or other professional costs pertaining to the processing of the request and implementing the permission if applicable.
3. **Utility Lines.** For all requests it will be the responsibility of the Landowner to obtain location of and approval from all utilities (Bell cables, hydro cables, gas pipelines, etc.).
4. **Straight Forward Request.** If the Drainage Superintendent is of the opinion that the flow of drainage water from the outlet will not cause water problems for the Township property or property of other private Landowners, the permission will be given subject to the Landowner, at the Landowner's expense, entering into an agreement satisfactory to the Township which must be registered on title. The agreement will:
 - (i) Provide the permission based on the plans provided;
 - (ii) Provide that the outlet must be installed by and at the expense of the Landowner to the satisfaction of the Township;
 - (iii) Require the Landowner to be responsible for all future maintenance on the road allowance should the Landowner believe that clean out maintenance is required for the satisfactory functioning of the outlet going forward. For clarity – the Township will not pay out public funds for the satisfactory operation of the private tile drain outlet onto its road allowance; and
 - (iv) Require the Landowner to be responsible for the expense of maintenance in the event that the Township determines in its discretion that maintenance work on the road allowance ditch is necessary due to silt or other material deposits as a result of the outlet.
5. **Request With Complications.** If the Drainage Superintendent is of the opinion that the flow of water from the outlet may cause water problems for the Township property but not other third party private Landowners, the permission will be given if the problems

can, in the opinion of the Township, be reasonably overcome at the expense of the Landowner and as described and provided for in an agreement between the Township and the Landowner satisfactory to the Township which will also include terms similar to the agreement described in paragraph 4.

6. ***More Complicated Request.*** If the Drainage Superintendent is of the opinion that the flow of water from the outlet may cause water problems for the Township and other private Landowners, the permission will be given only if:
 - (i) An agreement as set out in paragraph 4 regarding the Township property, with any necessary changes, is made, and
 - (ii) The private Landowner(s) making the request arranges for, pays for and obtains a licence, restriction or agreement satisfactory to the Township with other private Landowners who may in the opinion of the Drainage Superintendent be affected by the outlet allowing water or additional water from the outlet and Township road allowance to pass over their lands, notice of which licence, restriction or other agreement in each case must be registered on the title to the land of the other private Landowner(s).

7. ***Road Crossing Request.*** In the event that a request for permission involves a road crossing by the private tile drain system to an outlet onto private or other property the following will apply:
 - (i) A Report from the Township's Drainage Superintendent as described above will be required;
 - (ii) If the request is feasible based on the Report and in the opinion of the Township, the private Landowner(s) must enter into a mutual drain agreement with the Township under Section 2 of the *Drainage Act* in a form and on terms satisfactory to the Township;
 - (iii) For clarity all costs with respect to the preparation and registration of the agreement and all work provided for in it must be paid by the private Landowner(s);
 - (iv) The private Landowner(s) must arrange for, pay for and obtain a licence, restriction or other agreement satisfactory to the Township with other private Landowners (including registration); and
 - (v) For further clarity the road crossing drain pipe shall be corrugated steel pipe and shall be placed from road allowance property line to road allowance property line and shall include two (2) standard catch basins and appropriate lids all at locations to be approved by and satisfactory to the Township, and in the event that the road crossing involves a road with a hard top of asphalt surface the pipe must be installed by boring under the road surface at a location and depth to be approved by and to the satisfaction of the Township.

8. *Additional Provisions for Road Crossing Agreement with the Township.* Any agreement with the Township for a road crossing involving open excavation on a gravel road surface (and where applicable a bored crossing) will include the following:
- (i) The construction work must be carried out by a competent contractor approved by the Township;
 - (ii) Gravel material must be kept separate from underlying materials and be replaced in reverse order;
 - (iii) Material being placed into the excavated trench shall be placed in 12-inch layers and compacted and if the granular material becomes contaminated it must be replaced with a minimum of 24 inches of gravel consisting of 18 inches of pit run and 6 inches of crushed material;
 - (iv) No open excavation will be allowed to remain on any portion of the travelled roadway or shoulders after sunset;
 - (v) The Landowner(s) or the contractor representing the Landowner(s) shall be responsible for the supply and maintenance of proper signs, barricades, and sufficient flagmen at the crossing site including proper road closed and direction signs for detours, when appropriate;
 - (vi) All work shall be done in accordance with the procedures in the "Traffic Control Manual for Highway Work Operations", Ministry of Transportation Ontario and as approved by the Township Road Department;
 - (vii) The Township must be advised at least seven (7) days in advance of the date and time of any work to be carried out on Township property by the Landowner(s) and all such work must be inspected by the Township and must meet with Township approval;
 - (viii) The Landowner(s) or the contractor representing the Landowner(s) will be responsible for all clean up after construction has been completed to the satisfaction of the Township;
 - (ix) The Township of Wellington North assumes no liability for damage to persons or property during construction or as a result of the crossing; and
 - (x) The travelled road and adjacent disturbed areas shall be restored to the same condition as that prior to the construction of the road crossing drain. Any further settlements or other deficiencies deemed by the Township as a result of the installation of the drain will be repaired promptly by the Landowner(s) or by the Township at the Landowner(s)' expense.

Report Regarding Closed Meetings and Transparency

October 2012

by: *Andy Lennox*

Executive Summary

A critical success factor of any municipal government involves successfully building and maintaining the public's trust. Critical factors in building that trust include:

1. Conducting all appropriate business in an open and transparent way.
2. Conducting business that cannot be disclosed to the public according to the highest standards possible.
3. Communicating to the public the manner in which they can interact and provide valuable input into the decision making process.

Upon reviewing several sources of information it seems clear that Wellington North's council should move forward with reviewing and updating its bylaws and policies to ensure its ability to maintain the public trust into the future. As a result, I am recommending beginning with a review of council's committee structure as a part of its review of the procedure bylaw. I propose the following resolution.

THAT the Council of the Township of Wellington North request staff to prepare a report to be presented at a regular meeting of council outlining strengths and weaknesses of different council/committee structures suited to a municipality like Wellington North by (date to be inserted)

Sources of Information

This report is prepared as a summary based 3 major sources of information. These include:

1. Attendance at a training session hosted by Southgate Township entitled "Municipal Closed Meeting & Transparency Workshop"
2. Review of Closed meeting Investigator reports from Southgate Township
3. Personal research into other Municipalities' procedures and procedure bylaws.

Importance of Transparency

While transparency is a much used term and perhaps little understood it is a very important aspect of municipal government. Transparency in this context represents making the actions of municipal government open, accessible and understandable to the public. This allows the public to maintain their trust that their elected representatives are conducting the business of the municipality in an appropriate way, and that they are utilizing the taxpayers financial resources in an effective way for the public good.

Should the public **perceive** that the business of the municipality is being conducted in a secretive way, or lacking transparency the public trust can be eroded. This can lead to conflict and distractions which take away from the time available to actually conduct the business of the municipality.

Municipal Government Process in Ontario

In Ontario, municipal governments operate using processes governed by such things as

1. Municipal Act
2. Municipal Conflict of Interest Act
3. Resources such as "Robert's Rules"
4. British Parliamentary Tradition
5. Individual municipality's Procedure bylaw and/or Notice bylaw
6. Individual Municipality's Accountability and Transparency policy

While a municipality has little latitude to alter a number of these things, it does have the latitude to adopt the appropriate Procedure and Notice bylaws and Accountability and Transparency policy. The conduct of closed meeting and the nature of what may be discussed is explicitly spelled out in the Municipal Act, and careful conformance to those rules is necessary for all council or committee processes, and should only be used when absolutely required.

Summary Discussion

Upon review of the above mentioned information sources it would seem apparent that there is room for improvement in the tools available to the local municipality's discretion. These tools should be considered for their value to facilitate the conduct of the municipal business, inform the public of the process and assist in maintaining the public trust.

I will deal with each of these in turn.

Procedure Bylaw:

Wellington North's current procedure bylaw came into force in 1999. Since that time the amalgamated municipality has evolved significantly. Also the Municipal Act that governs much of the municipal process has been updated twice in the intervening time.

Committees of Council:

One of the major areas of our existing bylaw that needs revision involves procedures related to the operation of committees. Our current procedure bylaw does not recognize standing committees at all and simply refers to the "Committee of the Whole". A complete definition of the makeup, operation and contribution of appropriate committee(s) needs to be created. Current committee operation issues that merit discussion include:

1. Are issues being discussed in committee meetings as opposed to a regular meeting of council being perceived as "making the discussion inaccessible to the public"?
2. With only a 5 member council, are committee discussions with only 1 or 2 members of council present adequate to understand the important issues?
3. Even defeated motions in committees should be brought forward to full council's endorsement or rejection to have full disclosure to all members of council.
4. Are committees facilitating the efficient conduct of business and not wasting valuable staff and council time?
5. With so few councilors able to sit on each committee what value is there on voting, as staff present, have no authority to vote on matters before council or its committees? (ie. Not truly possible to have a mover and seconder as one councilor is chair)
6. If the constitution of the committee does not allow proper voting would time and resources not be more efficiently be used with good staff reports brought directly to council?
7. Should all matters come directly to regular council meetings and only those requiring further discussion or study be then referred to committee?

Rules Regarding Delegations

Delegations represent an important way for members of the public to provide advice to council. As such, best practice to get maximum benefit without wasting council's time would indicate we ought to have rules regarding issues like:

1. Number of delegations per meeting
2. Number of times members of the public may address the same or similar issues

3. Whether written documentation of the content of the delegation is required in advance
 4. Appropriate reasons for rejecting delegations (ie: legal matters)
- Spelling some of these issues out could make it clearer how the public can address council for maximum benefit.

Communication Regarding the Procedure Bylaw

To assist with transparency the procedure bylaw should be widely and easily available to the public. (ie. Easy to find on the website, at the office, perhaps at the local libraries or other public buildings)

Notice Bylaw

The notice bylaw needs to coincide with the procedure bylaw to spell out how the public will be given notice of meetings of council, standing committees and advisory committees as all of them are open to the public. As the procedure bylaw is updated, the notice bylaw needs to reflect those changes. Like the procedure bylaw it is in council's and the public's best interest to have this information readily available and accessible to allow the public to understand the rules.

Accountability and Transparency Policy

This is a policy that Wellington North does not currently have even though it is mandatory under the Municipal Act. This is another tool that that can be used to explain to the public how their government will interact with them. The more council can enhance the public's understanding of the municipal governance process, the easier it will seem to the members of the public to understand the decisions and actions of council. This can be very helpful in fostering public trust.

Closed Meetings

Closed meetings by their very nature are being conducted outside of public view for very valid reasons. It is critical however that they be conducted in the proper manner to ensure the public continues to trust in the actions that occur from closed meetings. Council must also continue to be vigilant in ensuring that matters to be discussed in closed meetings are completely necessary to be in closed session. We need to constantly ask the question; does this need to held in closed session even if it fits the criteria?

Recommendation:

It is my recommendation that we begin to methodically review and update our bylaws and policies, as excellence in transparency and good public communications are critical in earning and maintaining the public trust, for the conduct of the municipality's business. I would further recommend that council start with a review and discussion of the current committee structure.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 92-12

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (Part of Lot 7, Concession 2, Geographic
Township of West Luther, 8485 Sideroad 7 – Kelly/Checkley)

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 7, Concession 2, geographic Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law, from Agricultural (A) to **Agricultural Exception (A-126)** and **Agricultural Exception (A-127)**.
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following two new exceptions:

"33.126 A-126
Part of Lot 7, Con 2

Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted."

"33.127 A-127
Part of Lot 7, Con 2

Notwithstanding any other section of this by-law to the contrary, the 133.78 sq. m. (1,440 sq. ft.) existing shed, that is accessory to the residential dwelling, is permitted in this zone."

3. THAT the existing **Natural Environment (NE)** zone, following the watercourse across the northern portion of the subject lands, remains unchanged.

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

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

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 5TH DAY OF NOVEMBER, 2012.**

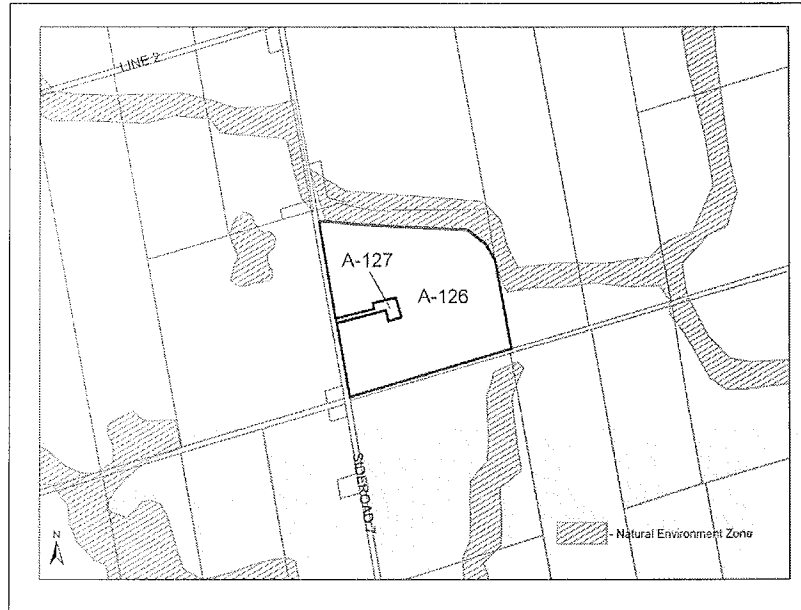
**RAYMOND TOUT,
MAYOR**

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

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 92-12

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exception (A-126) & (A-127)

Existing Natural Environment Zone Remains Unchanged

This is Schedule "A" to By-law No. 92-12
Passed this 5th day of November, 2012

RAYMOND TOUT,
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 92-12

THE LOCATION being rezoned is legally described as Part of Lot 7, Concession 2, geographic Township of West Luther, and has a civic address of 8485 Sideroad 7. The land to be rezoned is approximately 89.9 acres in size and is occupied by a dwelling and a 1,440 sq. ft. shed.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to satisfy a condition of severance application B54/12, that was granted provisional approval by the Wellington County Land Division Committee. The rezoning will place the severed existing farm dwelling (1.93 acres) into the Agricultural Exception A-127 zone, to recognize the existing over-sized accessory shed (1,440 sq. ft.). The remainder of the agricultural parcel (87.96 acres) is to be rezoned to Agricultural Exception A-126, to prohibit a dwelling. The existing watercourse which crosses over the northern part of the subject land is to remain zoned as Natural Environment (NE), as it presently is.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 93-12

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON
NOVEMBER 5, 2012.

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

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

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

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

1. That the action of the Council at its Regular Meeting held on November 5, 2012 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 5TH DAY OF NOVEMBER, 2012.**

RAYMOND TOUT
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, November 6, 2012	Recreation and Culture Committee	8:30 a.m.
Tuesday, November 14, 2012	Building/Property Committee	9:30 a.m.
Monday, November 19, 2012	Public Meeting	7:00 p.m.
Monday, November 19, 2012	Public Meeting	7:15 p.m.
Monday, November 19, 2012	Regular Council Meeting	7:00 p.m.
Wednesday, November 21, 2012	Economic Development Committee	4:30 p.m.
Tuesday, November 27, 2012	Water/Sewer Committee	8:30 a.m.
Tuesday, November 27, 2012	Works Committee	Following W/S Committee
Tuesday, November 27, 2012	Fire Committee	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