



Township of Wellington North

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

Regular Meeting of Council

Monday, November 19, 2012

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 4

AGENDA ITEM	PAGE NO.
<u>CALLING THE MEETING TO ORDER</u>	
- Mayor Tout	
<u>O' CANADA</u>	
<u>PASSING AND ACCEPTANCE OF AGENDA</u>	
<u>DECLARATION OF PECUNIARY INTEREST</u>	
<u>MINUTES</u>	
1. Public Meeting, November 5, 2012	01
2. Regular Meeting of Council, November 5, 2012	05
<u>BUSINESS ARISING FROM MINUTES</u>	
<u>DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS</u>	

AGENDA ITEM	PAGE NO.
<u>STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS</u>	
1. Recreation & Culture Advisory Committee - Minutes, November 6, 2012	17
2. Report from Dale Small, Business Economic Manager Report - Request for Site Specific Municipal Support Resolution for Solar Roof Top System	20
3. Administration Committee - Minutes, November 5, 2012	30
4. Wellington North Fire Service - Arthur Fire Station	
- October 2012 Fire Report	32
- October 2012 Fire Prevention Officer's Reports	34
- Mount Forest Fire Station	
- October 2012 Fire Report	35
- October 2012 Fire Prevention Officer's Reports	37
5. Building/Property Committee	
- Minutes, November 14, 2012	38
- CAO/Clerk's Report 11/12 regarding Declaring Surplus Former Sacred Heart School Property presently leased to OPP for Training Centre	41
- E-mail from David Sanford, CBRE and Infrastructure Ontario requesting status quo.	44
- Correspondence Received from Andrew Eamer, OPP Bureau Commander, regarding continuation of lease with Township for training site and the importance to OPP and the community.	45

AGENDA ITEM	PAGE NO.
<u>BY-LAWS</u>	
1. 94-12 Being a By-law to Authorize the Sale of Real Property Being Vacant Industrial Lands in the Former Town of Mount Forest (Part Division 3, Lot 32, Concession 1, former Township of Normanby, Mount Forest, Industrial Drive – Martin)	47
2. 95-12 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Lot 8, Concession 4 (Arthur), 9325 Concession 4 North, Piller Farms Ltd.)	52
3. 96-12 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Lot 9, Concession 4 (Arthur), 9307 Concession 4 North, Piller Poultry Ltd.)	96
<u>OTHER/NEW BUSINESS</u>	
<u>ITEMS FOR COUNCIL’S INFORMATION</u>	
(copies available for review in Clerk’s Office and at Council Meeting)	
Cheque Distribution Report dated November 15, 2012	60
Randy Pettapiece, MPP, Perth-Wellington	
- Connecting Links Program	
- Policies on Source Water Protection	
Becky Harper	
- Thank you for Scholarship	
George A. Bridge, Town of Minto	
- Thank you for Sponsoring Mayor’s Charity Golf Tournament	
Ontario Ombudsman	
- Annual Report on Investigations of Closed Municipal Meetings	

AGENDA ITEM	PAGE NO.
<p><u>NOTICE OF MOTION</u></p> <p>1. Resolution presented by Councillor Lennox at October 29, 2012 Regular Meeting of Council.</p>	69
<p><u>ANNOUNCEMENTS</u></p>	
<p><u>CLOSED MEETING SESSION</u></p> <p>1. "Property and Legal" matters</p>	
<p><u>CONFIRMING BY-LAW NO. 97-12 BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL</u></p>	70
<p><u>ADJOURNMENT</u></p> <p>Lorraine Heinbuch, Chief Administrative Officer/Clerk</p>	

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, November 5, 2012

The Public Meeting was held Monday, November 5, 2012 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider two Zoning Amendment applications.

Present:

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

Also Present:

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

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: David Kelly and Cynthia Checkley

Location of the Subject Land

The property subject to the proposed amendment is described as Part of Lot 7, Concession 2, Geographic Township of West Luther. The property is 36.4 hectares (89.9 acres) in size.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, "retained" portion of the property, and to permit an oversized accessory building (1,440 sq. ft.) on the severed portion. This rezoning is a condition of severance application B54/12, that was granted provisional approval by the Wellington County Land Division Committee.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, November 5, 2012

Page Two

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

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

1. Notice for the public meeting was sent to property owners within 120 m and required agencies and posted on the property on October 12, 2012.

2. Application for Zoning By-law Amendment

3. Presentation by:

Mark Van Patter, Planner, reviewed his comments dated November 1, 2012.

The zoning amendment is required as a condition of provisional consent (B54/12) granted by the Wellington County Land Division Committee. Both the Provincial Policy Statement and Wellington County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential dwellings. In this case, the severed residential lot has a 1,440 sq. ft. shed that also needs to be recognized. Mr. Van Patter had no concerns with this application.

The property subject to the proposed amendment is described as Part of Lot 7, Concession 2, Geographic Township of West Luther. The property is 36.4 hectares (89.9 acres) in size. [Note that the municipal address is incorrect on the application; it is 8485 Sideroad 7, not 8458.]

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, “retained” portion of the property, and to permit an oversized accessory building (1,440 sq. ft.) on the severed portion. This rezoning is a condition of severance application B54/12, that was granted provisional approval by the Wellington County Land Division Committee.

/3

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, November 5, 2012

Page Three

Under the Provincial Policy Statement the subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

The subject lands are designated PRIME AGRICULTURE under the Wellington County Official Plan. This application is required as a condition of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

Section 10.3.4 of the Official Plan states: "A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

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

The subject lands are zoned mainly Agricultural (A) under the Zoning By-law. There is a narrow band of Natural Environment (NE) zoning which follows a watercourse across the northern portion of the property; the NE zoning is to remain as is, unchanged. The attached draft by-law places a site specific exception to prohibit a dwelling on the retained agricultural parcel. A 1,440 sq. ft. accessory shed on the severed parcel needs relief, as the maximum ground floor area under Section 6.1.4 (ii) is only 1,000 sq. ft.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, November 5, 2012

Page Four

4. Review of Correspondence received by the Township:
 - Fred Natolochny, Supervisor of Resource Planning, GRCA
 - No objection

5. The by-law will be considered at the Regular Council Meeting following the public meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.

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

Applicants and their agent were available to answer any questions.

7. Comments/questions from Council.

8. Adjournment 7:06 p.m.

C.A.O./CLERK

MAYOR

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Following Public Meeting (7:09 p.m.)

Members Present:

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

Absent:

Councillor: Sherry Burke

Also Present:

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

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 Lennox
Seconded by: Councillor Yake

THAT the Agenda for the November 5, 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, November 5, 2012

Page Two

E. MINUTES

1. Regular Meeting of Council, October 29, 2012

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the minutes of the Regular Meeting of Council held on October 29, 2012 be adopted as circulated.

Resolution Number: 2

Carried

F. BUSINESS ARISING FROM MINUTES

None.

G. OTHER/NEW BUSINESS

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

B118/12, Earl and Anne Schneider

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

B124/12, Ralph and Jacklyn Jardine

Council supported the application.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Three

G. OTHER/NEW BUSINESS (continued)

B114/12, Hewson Family Investments Limited

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.
- 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 hook-ups. All expenses associated with these hook-ups are the owners responsibility.

H. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS

1. Karen Armstrong, Vice-Chair
Sarah Wilhelm, County of Wellington
Wellington County Active Transportation Plan Committee Report
Re: Active Transportation Plan Update

Ms. Armstrong and Ms. Wilhelm appeared before Council to present an update regarding the Wellington County Active Transportation Plan. The plan is a long-term strategy to create a pedestrian and cycling supportive environment in the County. This presentation is to seek approval in principal for the Active Transportation Plan. In 2012 County Council agreed to participate in the development of the 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, 2 stakeholder workshops and 6 public information centres. Additional community outreach was undertaken by the committee including child/youth pamphlet, newspaper advertisements and publications, various write-ups and study updates, elementary school parent newsletters, mobile study display boards and participation with a Grade 6 class with local photography.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Four

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

1. Karen Armstrong, Vice-Chair
Sarah Wilhelm, County of Wellington
Wellington County Active Transportation Plan Committee Report
Re: Active Transportation Plan Update (continued)

A Council Information Session was held at the Fergus Grand Theatre on June 14. 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. In the first 10 years the biggest cost is the building of the multi-use trails. The project consultants have made revisions to the master plan to address concerns regarding a cycling emphasis within the document. The Plan establishes the wider area network, connecting communities and linking major existing trails. It will include over 1,000 km of off road (30%) and on road (70%) facilities, with a 20+ year time frame.

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North support in principal the Wellington County Active Transportation Master Plan.

Resolution Number: 3

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Five

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

2. Linda Dickson, Emergency Manager/CEMC
Re: Emergency Management Programme Report

Ms. Dickson appeared before Council to present her Emergency Management Programme Report. The Programme Committee met on April 16. Several changes were considered to the Emergency Response Plan and By-laws 39-12 and 50-12 were passed by Council adopting the changes. Training session held in 2012 for Council and Staff include Native Awareness Training, Basic Emergency Management Course, IMS 100, Scribe Training, Media Training Workshop. Critical Incident Stress Management Training is planned for 2013.

The Township participated in the Huron Challenge (Trillium Resolve) exercise on October 16 and 18. 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 16. On October 18 staff from Wellington North Power took part in an exercise to discuss policies and procedures under hydro service reduction, rotating black outs and extended power outages. It is suggested that the Township consider a test of the emergency backup capabilities of the Sportsplex. The purchase of laptops for the Emergency Operation Centre is recommended. It is proposed that a field evacuation exercise be considered for 2013. Many public education events took place with one of the most successful being the Student Survivor Workshop at Wellington Heights Secondary School held on May 18. Further enhancements include interoperability, radio project, recommendations of Sandy Lake after Action Report and a severe summer weather plan.

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of 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.

Resolution Number: 4

Carried

/6

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Six

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

3. Jens Dam, request to appear as delegation
Re: Refund of Development Charges

Mr. Dam appeared before Council regarding refunds issued for Development Charges.

I. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS

1. Recreation & Culture Advisory Committee
- Minutes, October 2, 2012

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation & Culture Advisory Committee meeting held on October 2, 2012.

Resolution Number: 5

Carried

2. Building/Property Committee
- Minutes, October 23, 2012

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Building/Property Committee meeting held on October 23, 2012.

Resolution Number: 6

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Seven

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

3. Reports from Mike Givens, Treasurer
- Report TR2012 -07 dated November 5, 2012
 - Ontario Regulation 284/09, Amortization Expenses

Moved by: Councillor Goetz

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive and approve the Treasurer's Report, TR2012-07, dated November 5, 2012 with respect to Ontario Regulation 284/09 for budget year 2012.

Resolution Number: 7

Carried

- Report TR2012-08 dated November 5, 2012
- 2011 Development Charges – Reserve Funds

Moved by: Councillor Goetz

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive and file as information Treasurer's Report, TR2012-08, dated November 5, 2012 with respect to 2011 Development Charges-Reserve Funds.

Resolution Number: 8

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Eight

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

4. Reports from Dale Clark, Road Superintendent
- Structure #6 Design Alternatives

Moved by: Councillor Goetz
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the Road Superintendent Report regarding Structure #6 design alternatives and proceed with the 60km/hour design at a cost of \$323,000 (Engineering/Contract Administration and HST extra) and lower posted regulatory speed limit for the Structure #6 section of the road.

Resolution Number: 9

Carried

- Road Crossing Policy

Moved by: Councillor Yake
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive the Road Superintendent Report regarding the Road Crossing Policy and revise the existing Requests for Tile Drain Outlets onto or Crossing Township Road Allowance Policy to remove the requirement for a postponement on the mortgage of the receiving properties and allow the policy to proceed as intended.

Resolution Number: 10

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Nine

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

5. Report from Councillor Andy Lennox
- Closed Meetings and Transparency
*(Accountability and Transparency Policy and Council Code of
Conduct prepared July 16th, 2012, presently under review by Council
as Administration Committee)*

Moved by: Councillor Yake
Seconded by: Councillor Goetz

*THAT the Council of the Corporation of the Township of Wellington
North receive the report prepared by Councillor Andy Lennox
regarding Closed Meetings and Transparency.*

Resolution Number: 11

Carried

Moved by: Councillor Goetz
Seconded by: Councillor Yake

*THAT the Council of the Corporation 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 December 17, 2012.*

Resolution Number: 12

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Ten

J. BY-LAW

1. 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)

Moved by: Councillor Yake

Seconded by: Councillor Goetz

THAT 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 be read a First, Second and Third time and finally passed. (Part of Lot 7, Concession 2, Geographic Township of West Luther, 8485 Sideroad 7 – Kelly/Checkley)

Resolution Number: 13

Carried

K. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report dated October 31, 2012

L. NOTICE OF MOTION

None.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Eleven

M. CULTURAL MOMENT

Arthur Village Gives Sons, Money, to Aid War
Toronto Daily Star, Monday, November 2, 1942

This is a copy of the Monday, November 2, 1942 publication of the Toronto Daily Star featuring the article "Arthur Village Gives Sons, Money, to Aid War" and tells the story of how the Village of Arthur had a population of 890 with 100 of them enrolled in World War II, with many others rejected.

70 years later, Arthur is now known as "Canada's Most Patriotic Village". They received the recognition in 2002, when David Tilson the M.P.P for Dufferin-Peel-Wellington-Grey stated in the Ontario Legislature that because of Arthur's extraordinary effort in World War II the community was being recognized as such.

Other achievements that have garnered Arthur this title include that during World War II the government ran War Bond and Victory Bond campaigns to raise money to carry on the war effort. In the first campaign in 1940, Arthur Village led all communities in Canada in reaching its objective. In every following campaign (6 in all) the Village led all communities in the country in reaching its objective. As well, during the war, a Navy League was formed in most Canadian communities, to raise funds for Canadian Sailors at sea. In September, 1944, Arthur Council received an award for having raised the most per capita of any community in Ontario.

In recognition of Remembrance Day, lest we forget, the sacrifices of the people in all armed conflicts. Let us also celebrate Arthur's contributions, not only during World War II, but also today, as they continue their education efforts, including a recently created mural depicting the history, that is located on the north side of the Sussman's of Arthur building.

N. ANNOUNCEMENTS

Mayor Tout reminded Council of the Unveiling of Portraits on November 10 at 11 a.m. in Arthur and the Remembrance Day Dinner at the Arthur Legion. The Mayor's Breakfast on November 15. A Me to We presentation will take place at Victoria Cross Public School on November 16.

/12

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, November 5, 2012

Page Twelve

O. CONFIRMING BY-LAW

Moved by: Councillor Yake

Seconded by: Councillor Goetz

THAT 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 be read a First, Second and Third time and finally passed.

Resolution Number: 14

Carried

P. ADJOURNMENT

Moved by: Councillor Goetz

Seconded by: Councillor Yake

THAT the Regular Council meeting of November 5, 2012 be adjourned at 8:19 p.m.

Resolution Number: 15

Carried

C.A.O./CLERK

MAYOR

RECREATION & CULTURE ADVISORY COMMITTEE MEETING
TUESDAY, NOVEMBER 6, 2012, 8:30 A.M.
MOUNT FOREST & DISTRICT SPORTS COMPLEX

Members present: Chairperson Councillor Sherry Burke, Councillor Dan Yake, Southgate Councillor Pat Franks, 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.

Regrets: Mayor Ray Tout

DELEGATION:

Constable Rhonda Watt, School Board Resource Officer with the Mount Forest OPP was in attendance to discuss the Mount Forest Skateboard Park. Constable Watt has held meetings with students and reported they were happy with the new equipment installation but they had raised some concerns over vandalism and behavior. Students indicated they would assist with the park if these hours could count towards their volunteer hours at school. Constable Watt and Barry Lavers will set up a meeting and discuss issues with students.

BUSINESS ARISING FROM MINUTES:

Councillor Franks inquired if the money from the Municipal Hockey Tournament last March had been distributed. Councillor Yake explained an advertisement was placed in the local newspapers requesting local groups make written submissions to the Recreation Department and include information outlining their needs. The submissions will then be reviewed and the money distributed. He also explained that some money was donated to the schools breakfast program.

Chairperson Councillor Burke brought a copy of the Curling Club lease with the Township and reviewed with members. Barry will meet in the future with Dale Small (Club Treasurer) to review the current lease. Councillor Burke also reported that Barry has indicated the parking lot will be repaired.

Mark inquired as to the status of the phone system at the Complex. Barry stated Lori Heinbuch is attending to this matter.

Moved by Councillor Yake

Seconded by Mark MacKenzie

'THAT the minutes of the October 2, 2012 meeting be accepted." Carried

CORRESPONDENCE:

There was a letter from Brenda Sarvis regarding a tree dedication request at Murphy's Park.

Moved by Tom Bowden

Seconded by Councillor Franks

"The Committee gave its approval to a tree being planted at Murphy's Park as requested." Carried

NEW BUSINESS:

Trillium Grant Update - Barry gave a report on the status of the Trillium Grant. The Arthur Lions Park is complete except for signage. The fencing for the Mount Forest Lions Park will be completed shortly.

Budget 2013 - Barry reported he has been working on the Capital portion of the 2013 budget with submissions from the Facility managers. A discussion for proposed fees will be discussed at the next meeting.

REPORTS:

Tom Bowden - A written report was available for members. Tom added that fencing behind the Arthur Curling Club was repaired. He also reported that another Shiny Group had rented ice.

Mark MacKenzie - A written report was available for members. Mark added that the Emergency Measures Exercise was a success and hopes there will be a follow up. He also reported a concern with Pepsi indicating there have been several incidents with vending machine malfunctions. Barry was asked to look into this matter. The soccer usage was discussed and the agreement with the league will be reviewed. Soccer is requesting additional usage at the fairgrounds next year.

Barry Lavers - A written report was available for members. There was discussion on several complaints that the lights for the parking lot at the Complex were not coming on at the proper time. Mark explained the problem happened after the clocks were changed and the timer has been reset. Barry reported he had met with Grant Diemert Architect to discuss drawings for the unfinished upper room at the Complex. An estimate was presented. The Committee felt the price for drawings was too high. Councillor Yake suggested Darren Jones, Chief Building Official be contacted to check on what exactly is needed and advise. The Active Transportation Plan was presented to Council on Nov 5/12. There was a motion at Council to accept the concept plan. Barry met with Linda Dickson regarding the Emergency Measures exercise.

NEW BUSINESS:

Trillium Grant Update - Barry gave a report on the Trillium Grant. He reported that the Arthur Lions Park is completed except for signage. The fencing for the Mount Forest Lions Park will be completed shortly.

Budget 2013 - Barry reported he has been working on the capital portion of the budget. Members decided for the 2013-2014 operating budget each usage should be reviewed rather than a three percent increase to all.

MEMBER'S PRIVILEGE:

Councillor Yake - Inquired as to the effectiveness of the sign outside the Complex. Mark reported that it is well received. Mark also explained the sign had been purchased and not rented.

Councillor Franks - Reported that Wellington North's agreement with Southgate is on the Council agenda then Recreation Committee for this week's Southgate's meeting.

Barry Lavers - Noticed that we have advertising space available at the Mount Forest Complex as well as Arthur Arena. Managers were asked to try and find new clients.

NEXT MEETING:

The next meeting will be held December 4, 2012.

ADJOURNMENT:

Moved by Councillor Franks

"THAT the meeting be adjourned."

Carried

Meeting adjourned at 10am.



Township of Wellington North

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

Business Economic Manager Report

TO: Mayor and Members of Council

FROM: Dale Small, Business Economic Manager

Date: November 8th, 2012

RE: Request for Site Specific Municipal Support Resolution for Solar Roof Top System

BACKGROUND:

The updated F.I.T., (Feed-In-Tariff) 2.0 program was released in August 2012 and as part of this update the OPA will now rank eligible applications based on the following factors:

- **Points:** Applications with more Priority Points will receive a higher ranking
- **Time Stamp:** If Priority Points are the same the date received will be ranked higher

Following the above ranking of applications the next assessment is based on whether there is availability on the applicable system/grid for the Project

Solar Energy Firms/local owners can accumulate Priority Points by obtaining the following:

- **Municipal Council Support Resolution** 2 points
- Aboriginal Support resolution 2 points
- Project Readiness 2 points
- Education or Health Host 2 points
- System Benefit 1 point

Municipalities across the province are being asked to provide either a blanket resolution to cover all Solar Roof Top projects or to provide a site specific resolution as they are received. The resolutions sole purpose is to enable the participants in the FIT program to receive priority points under the FIT program and cannot be used for the purpose of any other form of municipal approval in relation to the Application or Projects or any other purpose. In other words the normal process and due diligence including building permits, etc still needs to be completed.

At our September 26th Economic Development Committee meeting the committee reviewed and discussed a request for a **Municipal Council Support Resolution** from Certified Solar, an Ontario based engineering and project development company with offices throughout Ontario. Certified Solar has recently entered into a Landlord Profit Sharing Agreement



Township of Wellington North

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

(MOU) with a Wellington North landowner and had requested the endorsement of Wellington North council. The Economic Development Committee recommended that Council provide a site specific Municipal Council Support Resolution and this was approved by Council at the October 15th Wellington North Council Meeting.

The Economic Development Committee also requested that the Municipal solicitor should review and provide back comments prior to council considering a Blanket Resolution. This review is currently underway.

OVERVIEW OF CURRENT RECOMMENDATION:

On October 19th another request for a Municipal Council Support Resolution was received. This request came from Solar Power Network who have entered into an agreement with a Wellington North Landowner at 8194 Wellington Road 109. (Copernicus Educational Products)

Our next Economic Development Committee meeting is not until November 21st and I did not want to delay the decision process until then as we understand the OPA may very soon be opening more availability on the grid. Should this be true delaying our decision could potentially penalize our Wellington North Landowner.

As a result I have reviewed the information received from Solar Power Network and support providing a resolution similar to the one approved by council on October 15th

RECOMMENDATION

That the Business Economic Manager report dated November 8th, 2012 with regards to the Request for a Site Specific Municipal Support Resolution for a Solar Roof Top System is received;

AND FURTHER THAT the Council of the Township of Wellington North supports, subject to final review by staff, the construction and operation of a 191.6 KW Rooftop Solar Project to be located at 8194 Wellington Road 109, Arthur as described in the document dated October 19th, 2012 received from Solar Power Network.

This resolutions sole purpose is to enable the participant in the FIT program to receive priority points under the FIT program and may not be used for the purposes of any other form of municipal approval in relation to the application or Projects or any other purpose.



SOLAR POWER NETWORK™

235 Industrial Parkway South, Unit 2A, Aurora, ON L4G 3V3 | tel. 416.694.3155 | www.solarpowernetwork.ca

October 19th, 2012

Lori Heinbuch
CAO
Township of Wellington North
7490 Sideroad 7 West
Kenilworth, Ontario
N0G 2E0

Dear Lori

As a follow up to my voicemail, I would like to tender the following letter for your review. I hope you will be able to help me to navigate the requirement explained herein. First let me introduce my company and what we do.

Solar Power Network (SPN) is a thoroughly Ontarian company specializing in the installation of domestically-manufactured solar panels on unused commercial, industrial, and institutional rooftops. SPN has thus far partnered with 1 building owner in The Township of Wellington North and in support of this partnership, we are seeking Council's endorsement to develop a rooftop solar initiative at 8194 Wellington Road 109, in Arthur. This endorsement will, under the new Feed-In Tariff program rules, grant priority to local businesses in receiving Ontario Power Authority (OPA) approval to commence installation, but will in no way circumvent the right of The Township of Wellington North to engage in review or oversight of these projects. Solar Power Network is not seeking and will not seek any financial or material aid from The Township of Wellington North.



Rooftop solar projects contribute positively to your town in a number of ways. Not only do they create long term, local, sustainable power generation, but they generate revenue streams for local businesses through their otherwise empty rooftops. In many industries, rooftop solar initiatives also give businesses the opportunity to participate in RFPs that require evidence of green corporate strategies and/or engagement. Rooftop solar also decreases the requirement for large infrastructure builds to generate power, in addition to the reduction in requirement for large transmission highways to get that power from the point of generation to the communities that need and use the power. Locally generated power gets used locally first, thus decreasing the aforementioned infrastructure costs.

By way of background, late this spring the OPA (Ontario Power Authority) reviewed and modified the Feed-in-Tariff renewable energy subsidy program that had been introduced in 2009. Among the changes, were rate reductions to reflect decreased equipment costs and efficiencies, specific time-sensitive windows for applications, deposits, site engineering certification requirements in advance of application, and a points prioritization system to objectively rank competing applications for the required OPA contracts. The ranking points are now Very important as there is significantly less power generation capacity being allocated to the Renewable space than applications to generate it. This means that municipal points (2) may very well determine whether or not your constituents, with whom we have partnered, are awarded contracts at all.

Applications will be prioritized with points awarded based on a number of factors. The highest aggregate point projects will



move to the front of the application process. In the Project Type category, individual projects can achieve points through financial partnering with aboriginal groups, community groups (co-ops), or publicly funded schools or healthcare institutions. In the Non-Project Type category points can be attributed through municipal support, aboriginal support (for projects on reservation lands), Project readiness (third party structural engineering reviews), and Electricity system benefit (available to waterpower, biomass, landfill gas, and or biogas projects), as well as points attributed for being either an education or health host opportunity.

The Municipal points, which concern us here, can be attributed in one of two ways, both of which are facilitated by prescribed OPA forms attached herewith. The first is a blanket resolution, which says that the council is supportive of renewable energy initiatives - where Solar Power Network is concerned rooftop solar initiatives - in general, and approves of any rooftop solar builds in the municipality from a points perspective. To be clear, EVERY rooftop solar project will still be required to process their applications through the building permit and oversight process as was previously required.

The second option, allows for municipal support through a site-specific resolution, which endorses individual locations, one by one, and allows for more specific advance awareness of the activities occurring in the municipality. In the site-specific option, every project, individual or company that wishes to be endorsed will need to be presented before council. Either resolution format requires an accompanying confirmatory by-law to substantiate it.



The overarching goal is that the introduction of the municipal resolution process will strengthen the dialogue between energy companies and municipalities for green energy projects.

Why support rooftop solar? Unlike wind turbines or ground-level solar farms, rooftop solar neither ties up valuable real estate nor interrupts the natural beauty of the landscape. In fact, the one-of-a-kind, zero-penetration panel mounting approach developed by our engineers installs at such a low profile as to generally be invisible from street-level, resulting in total preservation of building aesthetics. In addition, our low angle panels dramatically reduce wind profile and have just three to five pounds of static load per square foot, compared to 20 pounds or more for traditional solar panels. We also pre-assemble our panels off site, resulting in more than a 50% reduction in traffic on the rooftop during installation. Add to this the inherent rooftop protection facilitated by the panels from UV degradation and we like to think we are the kinder approach to rooftop management.

Due to schedules imposed by the Ontario Power Authority, time is a factor in this endorsement process. The original application window defined by the OPA was October 1st to November 30th. We are currently in a holding pattern, but believe that the window will still open and close before the end of 2012. If we are to realistically achieve approval from council in time to support the application by your constituent, a resolution will need to be passed by the end of November at the latest. SPN would be happy to send a delegation to address The Township of Wellington North Council to speak to the opportunity and to answer any questions you might have.



Thank you for your consideration.

Sincerely,

Melissa Clark
VP Partner Relations & Regulatory



Project: Copernicus Educational Products Inc.
8194 Wellington Road 109
Arthur, ON
N0G1A0



GPS Coordinates: 43.835943,-80.500876
Plan: PART LOT 5 CON 1 WEST LUTHER PT 1 61R10285;
WELLINGTON NORTH
PIN: 71104-0480 (LT)
Project Size: 191.6 kW
Proposed Area: 18,400 Net Sq. Ft.
Number of Solar Panels: 723

Local Distribution Company: Hydro One Networks Inc
Transformer Station: Fergus TS
Feeder: M1
Voltage: 12.5 kV

Solar Power Network Inc. Utilizes state-of-the-art materials and equipment to build rooftop solar PV projects

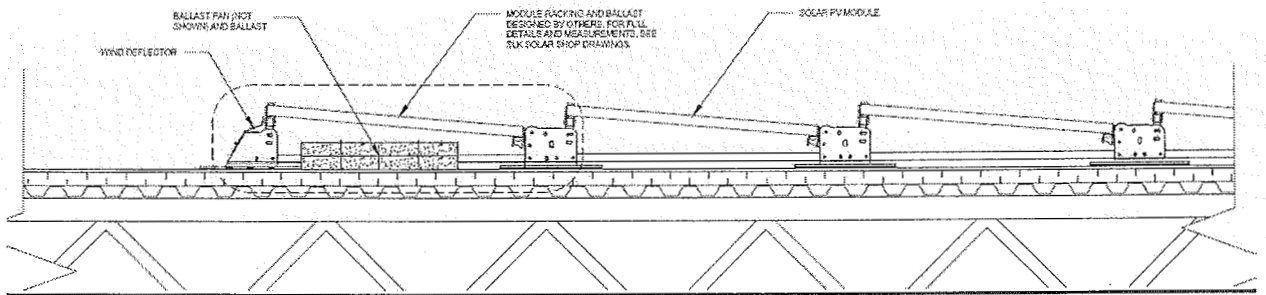
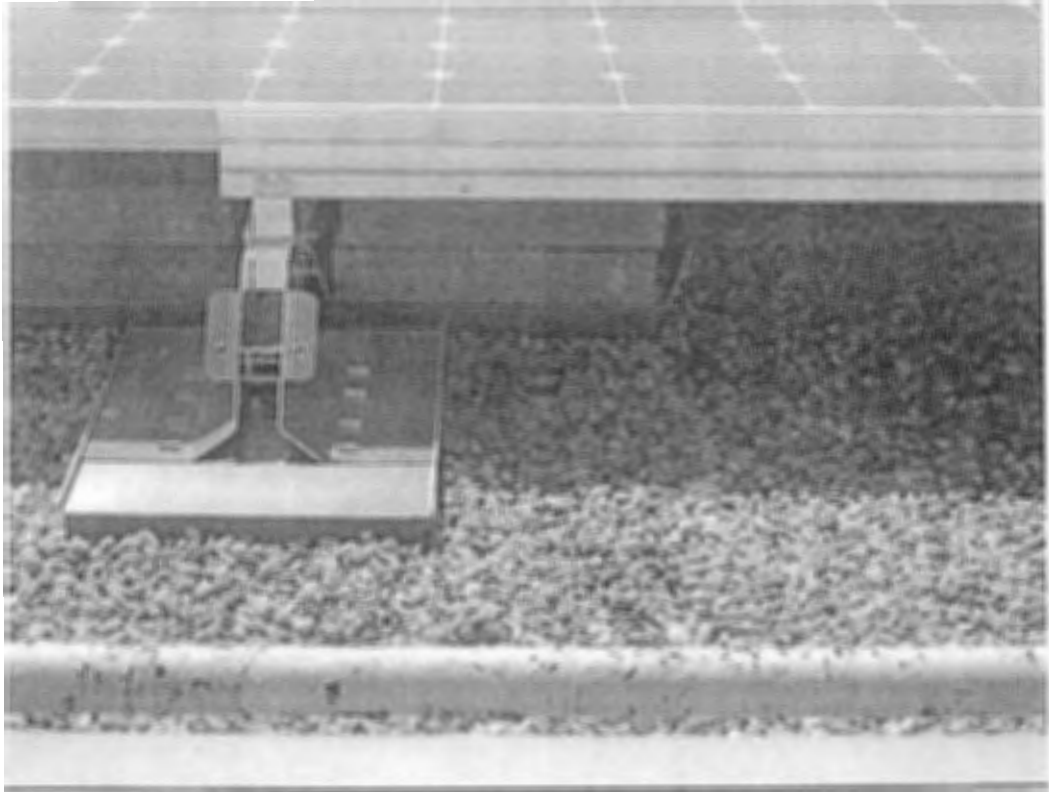
Panels Manufactured by Silfab Ontario Inc. are produced with 60 monocrystalline cells at a nominal power of 265 Wp

Racking/Mounting Manufactured by SLK Solar (SunLink Corp) constructed of aluminum and stainless steel and installed with a 5 degree panel angle

Inverters Manufactured by PV Powered (Advanced Energy)

Balance of System (BOS) Wiring, cabling, combiners, optimizers, data acquisition and monitoring have been sourced to meet specific project requirements

Domestic Content All projects meet or exceed the Domestic Content requirements of the Ontario Power Authority (OPA) Feed-In-Tariff (FIT) program





THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
ADMINISTRATION COMMITTEE MEETING MINUTES

Monday, November 5, 2012

4:00 p.m.

Members Present:

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

Absent:

Councillor: Sherry Burke

A. CALLING THE MEETING TO ORDER

Mayor Tout called the meeting to order.

B. PASSING AND ACCEPTANCE OF AGENDA

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT the Agenda for the November 5, 2012 Administration Committee Meeting be accepted and passed.

Resolution No. 1

Carried

C. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None declared.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
ADMINISTRATION COMMITTEE MEETING MINUTES

Monday, November 5, 2012

Page Two

D. CLOSED MEETING SESSION

a) "Personnel" Matters

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT Council go into a meeting at 4:05 p.m. that is closed to the public under subsections 239 (2) (d) of the Municipal Act, 2001

- *to consider labour relations*

Resolution No. 2

Carried

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Administration Committee rise from a closed meeting session at 5:24 p.m. with staff being given direction.

Resolution No. 3

Carried

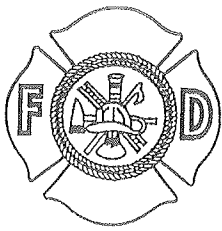
E. ADJOURNMENT

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Administration Committee meeting of November 5, 2012 be adjourned at 5:26 p.m.

Resolution No. 4

Carried



Arthur Area Fire Department

103 Smith Street, P.O. Box 99, Arthur, Ontario N0G 1A0
Ph: 519-848-3500 • Fax: 519-848-6656

ARTHUR FIRE DEPARTMENT REPORT FOR OCTOBER 2012

The Arthur Fire Department responded to four calls for assistance during the month of October 2012.

Arthur Township	- 1 Automatic Aid (Mount Forest) cancelled before leaving Hall
Arthur	- 2 Alarm Activations (Malfunction)
West Luther	- 1 Alarm Activation (Malfunction)

There were five practices held in October. On October 3rd, Practice # 47, the Fire Chief and fourteen firefighters attended. Training was a practical hands-on struts training provided by A. J. Stone. On October 10th, Practice # 48 was dedicated to the Fire Prevention Open House. On October 17th, practice # 49, the Fire Chief, Deputy Chief and fourteen firefighters attended. Guests Gary Horril (A.J.Stone) and Tanya Wleklinski (Fire Service Management) attended with information on regulation requirements for Bunker Gear maintenance. On October 24th, Practice # 50 the Fire Chief, Deputy Chief and fifteen firefighters attended practice. Two Saturday practices were offered as make-up training sessions in October. Saturday, October 20th, Practice # 51, the Fire Chief and nine firefighters attended. On Saturday, October 27th, Practice # 52, the Deputy Chief and eight firefighters attended.

On October 10th, The Arthur Fire Station held an open House for Fire Prevention Week. Fire Chief Morrison, Deputy Chief Lawlor and sixteen firefighters attended this event. This year's theme was "Have 2 Ways Out". Fire Extinguisher Demonstrations were performed and Public Education materials were handed out to the 100 attendees. E.D.I.T.H. escape plans were available for everyone to learn how to exit the home in the event of an emergency. Draws for two Smoke Alarms and a Talking Sparky Doll were a highlight of the evening. Fire Prevention Officer Benn and Fire Marshall Advisor Thom Everd were in attendance for this event as well as the Wellington County Victim Services with a display table to inform the public how they help in time of need.

On October 11th Fire Prevention Officer Benn and one firefighter attended St John School to deliver Fire Prevention/Public Education information and materials to the primary grades. The children enjoyed seeing the fire truck and taking part in the fire prevention discussions. There were draws for three prizes for the children to take part in.

On October 13th three fire fighters and the training officer attended the Machine Rescue Class held in Fergus.

On October 16th and 17th Fire Chief Morrison attended the Ontario Fire College Community and Environmental Impact of Fire Course held in Fergus.

On October 18th Fire Chief Morrison attended the Table Top Emergency Exercise held in Palmerston under the direction of CEMC Linda Dickson. The Scenario was a power outage held in conjunction to the Huron Challenge Exercise on October 16th, 17th and 18th.

On October 18th Fire Chief Morrison and two firefighters attended Arthur Public School to deliver Fire Prevention/Public Education information and materials to the primary grades. The children enjoyed seeing the fire truck and taking part in the fire prevention discussions. There were draws for three prizes for the children to take part in.

On October 18th the Fire Chief and the Deputy Chief attended the Wellington County Fire Chiefs Association Meeting in Palmerston.

On October 20th Fire Chief Morrison, Deputy Chief Lawlor and three firefighters and their spouses attended the annual Wellington Dufferin Mutual Aid Association Banquet in Puslinch. Guest speaker for the evening was Danielle Campo, the National Ambassador for Muscular Dystrophy Canada.

On October 30th two firefighters attended the Wellington County Training Officers Association Meeting held in Fergus.

On October 31st Captain Dave Hewitson retired from the Arthur Fire Station. Fire Chief Morrison thanked Dave for his many years of service and presented him with a long Service Certificate from the Township of Wellington North. Arthur Fire Station presented Captain Hewitson with a framed print as a token of their appreciation for his years of service.

The total number of Burn Permits issued by the Township for the Arthur Fire area in the month of October was six, plus 1 burn permit for Mapleton was issued by Mapleton Township for the Arthur Fire Department.

Submitted by:
Fire Chief Jim Morrison CMMII

**Fire Prevention Report
Wellington North Fire Service**

**Oct-12
Arthur Station**

Evac. Procedures	0
Telephone Calls	26
Business/Personal Service	5
Residential	0
Assembly Occ.	0
Misc.	7
Industrial	2
Meetings	1
Complaints	0
Mercantile	0
Letter/Reports	7
Institutional	0
Burn Permits/info	1
New Construction/Plan Review	0
Occupancy Permits	1
FE Ext. Training/Talks	0
Emerg. Planning	0
Inspection Follow Up	4
Pub. Ed. Lectures/Tours	2
Pre Incident Planning	0
Fire Safety Plan Review	1
Administration	6
Court/Documents/Serving	0
Training (OFC/Local)	0

Notes:

was away from the desk for 2 weeks

1 week - Oct 17/18 training in Fergus and in Mount Forest

2 week- Oct 29-Nov 2 Gravenhurst- training



MOUNT FOREST FIRE DEPARTMENT

Township of Wellington North

WELLINGTON NORTH FIRE SERVICES

MOUNT FOREST FIRE STATION REPORT OCTOBER 2012

The Mount Forest Fire Station responded to eleven calls for assistance during the month of October 2012

- | | |
|----------------------|------------------------------------------------------|
| 7 in Mount Forest | - 2 Ambulance Assists (VSA) |
| | - 1 MVC (Truck and Horse & Buggy) |
| | - 1 Overheated Fan Motor |
| | - 1 Overheated Water Heater |
| | - 2 False Alarms (one cooking and one smoke machine) |
| 1 in West Grey | - MVC (unable to locate) |
| 1 in Southgate | - 1 MVC (Hwy 6 and Southgate 12) |
| 2 in Arthur Township | - 1 Dumpster Fire |
| | - 1 Reported Structure Fire (no fire) |

There were two meeting/practice sessions held during the month of October 2012. On October 10th, 2012 seventeen members were present and on October 22nd, 2012 eighteen members were present. There was also a Health and Safety meeting held on October 29th, 2012 at the Fire Station.

On October 2nd, 2012 four Members attended the Wellington County Mutual Aid meeting in Moorefield.

The Chief attended the Grey County Chiefs Meeting in Markdale on October 3rd, 2012.

Two members attended the Grey County Mutual Aid meeting in Inter-Township on October 9th, 2012.

On October 13th, 2012 the Mount Forest Fire Station held a very successful Open House for Fire Prevention Week.

The Chief took part in the Huron Challenge Emergency Management Exercise on October 16th, 2012 in Mount Forest.

On October 18th, 2012 the Chief attended the Wellington County Chiefs Meeting in Palmerston.

The Mount Forest Fire Station hosted the Grade 2 students from Victoria Cross Public School for a tour of the Fire Hall on October 19th, 2012.

On October 23rd, 2012 Co-Operator Insurance held a Child Seat Clinic at the Mount Forest Fire Station.

On October 25th, 2012 the Chief attended the Zone 3 Meeting in Alliston.

Respectfully Submitted,
Ron MacEachern
Mount Forest Fire Chief

**Fire Prevention Report
Wellington North Fire Services**

**Oct-12
Mount Forest Station**

Evac. Procedures	0
Telephone Calls	6
Business/Personal Service	2
Residential	2
Assembly Occ.	1
Misc.	5
Industrial	1
Meetings	2
Complaints	0
Mercantile	0
Letter/Reports	6
Institutional	0
Burn Permits	0
New Construction/Plan Review	1
Occupancy Permits	0
FE Ext. Training/Talks	3
Emerg. Planning	0
Inspection Follow Up	2
Pub. Ed. Lectures/Tours/House	1
Pre Incident Planning	0
Fire Safety Plan Review	4
Administration	7
Court/Documents/Serving	0
Training (OFC/Local)	0

Notes:

**Away the last week Oct 29-Nov 2 at fire college
a lot of Fire Extinguisher training this month
and prep for Open House as well.
Not much in the way of inspections this month.**

Township of Wellington North
Building/Property Committee Minutes – November 14, 2012 at 9:00 a.m.

Present: Councillor Dan Yake (Chair)
Lori Heinbuch, Chief Administrative Officer/Clerk
Darren Jones, Chief Building Official
Patty Wright, Building Inspector

Absent: Councillor Mark Goetz

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

Minutes – October 23, 2012

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

That the Minutes of October 23, 2012 be accepted.

Carried.

Business Arising from the Minutes

Future of Arthur Seniors Hall

Deferred

Anti-Fortification By-law – regarding County and OPP inclusion of Protocol and same by-law Countywide.

Moved by: Lori Heinbuch, CAO/Clerk
Seconded by: Patty Wright, Building Inspector

Darren Jones, Chief Building Official to forward 2012 Version of the Anti-Fortification By-law and the Schedule "A" to the Chief Building Official's in Wellington County for their comments.

Carried

Other Business

Request from James Bowden Sr. regarding relocation of Horse Hitch (letter attached)

Darren Jones, Chief Building Official to meet with the works department regarding relocation of the Horse Hitch onto township owned property. Lori Heinbuch, CAO/Clerk to advise Mr. Bowden of this action.

Letter from Paul Wideman, President, W-S Feeds Ltd. regarding purchase of adjacent land on Queen Street West

Lori Heinbuch, CAO/Clerk to contact Paul Wideman advising that the Building and Property Committee would consider his request to purchase property adjacent to WS Feeds. Requesting that he please indicate how much land he wishes to purchase.

And to also advise Mr. Wideman that there is a storm drain on the west side of the township property and the township would need to retain approx 30 foot frontage for this, the remainder of the property could be offered for sale. Costs for this would include survey, all legal fees and appraisal of property, in addition to the actual purchase price.

That once the amount of property is determined and Mr. Wideman agrees to purchase and pay costs, plus purchase price this would be taken to Council for their review and approval to commence the process in accordance with our Sale of Real Property By-law.

Request from Gary O'Donnell regarding purchase of adjacent land on Eliza Street.

Lori Heinbuch, CAO/Clerk to contact Gary O'Donnell advising that the Building and Property Committee would consider his request to purchase the lot approx. 66 ft. x 93 ft. adjacent to his property located at 485 Eliza Street, Arthur provided it is added to his existing property. The Township land that is adjacent to this lot is an access for our snow dump and lagoons it will be retained. Costs with respect to the purchase of this lot would include survey, all legal fees, and appraisal of property, in addition to the actual purchase price. If he agrees to pay costs, plus purchase price this would be taken to Council for their review and approval to commence the process in accordance with our Sale of Real Property By-law.

Former Sacred Heart Catholic School – Declaring Surplus

Lori Heinbuch, CAO/Clerk presented a report regarding Declaring Surplus the Former Sacred Heart School Property presently leased to OPP for Training Centre, Committee reviewed and discussed the report in detail.

Moved by Patty Wright, Building Inspector
Seconded by Darren Jones, Chief Building Official

***THAT** the Building and Property Committee recommend to Council that the CAO/Clerk's Report 11/12 dated November 13, 2012 with regards to Declaring Surplus the Former Sacred Heart School Property presently leased to OPP for Training Centre be received;*

***AND FURTHER THAT** the Council of the Township of Wellington North take no action with respect to declaring the former Sacred Heart School Property surplus;*

***AND FURTHER THAT** the Council of the Township of Wellington North direct the Chief Administrative Officer/Clerk L. Heinbuch to commence the following:*

- *Confirm with the Tenant that payment for capital expenditures for new roof, etc will be agreed to provided lease continues until 2016*
- *The process required to subdivide and offer for sale a portion of this property that is adjacent to Sideroad 7*

Carried

Budgets

Darren Jones, Chief Building Official presented the following budgets for Committee's review and consideration:

Building Department Budget
Property Standards and By-law Enforcement Budget
Planning and Zoning Budget
Capital Budget (Property)
General Property Budget

Moved by: Lori Heinbuch, CAO/Clerk
Seconded by: Patty Wright, Building Inspector

THAT *the following Operating and Capital Budgets be forwarded to the Treasurer as reviewed by the Committee:*

*Building Department Budget
Property Standards and By-law Enforcement Budget
Planning and Zoning Budget
Capital Budget (Property)
General Property Budget*

Carried

Building Permit Monthly Report

Moved by: Lori Heinbuch, CAO/Clerk
Seconded by: Patty Wright, Building Inspector

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

Carried

Date of Next Meeting

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

Motion to adjourn

Moved by: Patty Wright, Building Inspector
Seconded by: Lori Heinbuch, CAO/Clerk

That the meeting adjourn at 10:38am

Carried



Township of Wellington North

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

CAO/CLERK'S REPORT 11/12

TO: Chair and Members of Building and Property Committee

FROM: Lorraine Heinbuch, CAO/Clerk

DATE: November 13, 2012

RE: Report regarding Declaring Surplus Former Sacred Heart School Property presently leased to OPP for Training Centre

BACKGROUND

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.

PROPERTY REVIEW

School Building and Property was purchased in August, 2010 at a cost of \$192,500.00

Lease agreement entered into March 1, 2011 extending Original Lease for extension term until February 29, 2016.

Lease Agreement provides as follows:

Net Rent per annum of \$9,900.00

Additional Rent for Operating Costs per annum of \$10,000.00

Extract from Lease - *Capital Expenditures: Any capital repair, maintenance or replacement shall be managed by the Landlord in consultation with the Tenant and the cost thereof shall be charged back to the Tenant. If the required repair, maintenance or replacement costs are of a prohibitive amount and the Tenant is not prepared to pay such amount, the Tenant shall have the option to terminate this Lease upon giving the Landlord thirty (30) days' prior written notice thereof.*

David Sanford, Transaction Manager, IO Property and Land Management Services has advised verbally that capital expenditures i.e. roof repairs would be considered if the lease agreement was for a period of 3-5 years. He also advised that they would prefer the Township retained the property and continued with the lease and the terms set out therein.

Land fronting on Sideroad 7 potential for 1-3 lots (Total area approximately 192 ft x 224 ft railway lands included 43,008 sq ft.) sale of a lot averaging \$60-65,000.00 within the hamlet of Kenilworth

Potential revenue to Township from sale of lots approx. \$180,000-195,000.00

SUMMARY

Potential Revenue to be derived from this property:

- Lease Agreement - \$19,900.00 per annum – over 5 year term \$95,000.00
- Sale of Land Sideroad 7 - \$180,000-\$195,000.00
- Improvements to Building - Repairs, Maintenance paid by Tenant - \$50,000-\$75,000.

This is one of the Township owned building/property that will actually realize revenue to the Township above the purchase price.

Recommendation:

THAT the Building and Property Committee recommend to Council that CAO/Clerk's Report 11/12 dated November 13, 2012 with regards to Declaring Surplus the Former Sacred Heart School Property presently leased to OPP for Training Centre be received;

AND FURTHER THAT the Council of the Township of Wellington North take no action with respect to declaring the former Sacred Heart School Property surplus;

AND FURTHER THAT the Council of the Township of Wellington North direct the Chief Administrative Officer/Clerk L. Heinbuch to commence the following:

- confirm with the Tenant that payment for capital expenditures for new roof, etc. will be agreed to provided lease continues until 2016.
- the process required to subdivide and offer for sale a portion of this property that is adjacent to Sideroad 7

Respectfully submitted,



Lorraine Heinbuch,
Chief Administrative Officer/Clerk

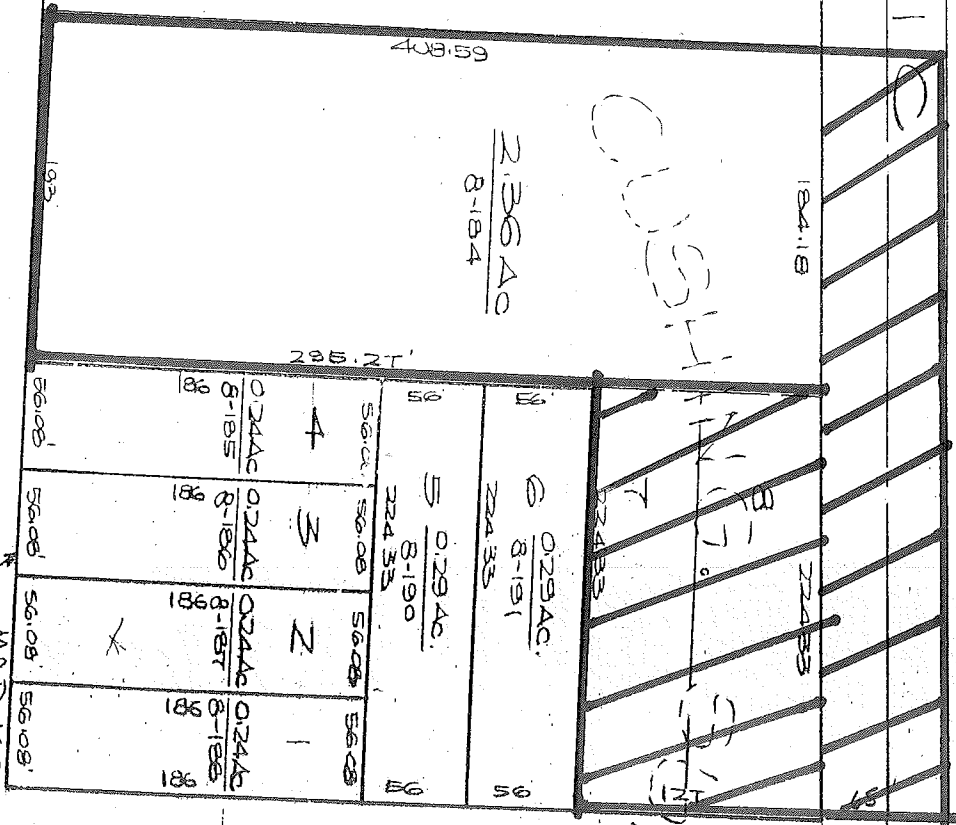
OWEN

7-094
SOLD

43

ACILE

RAILWAY

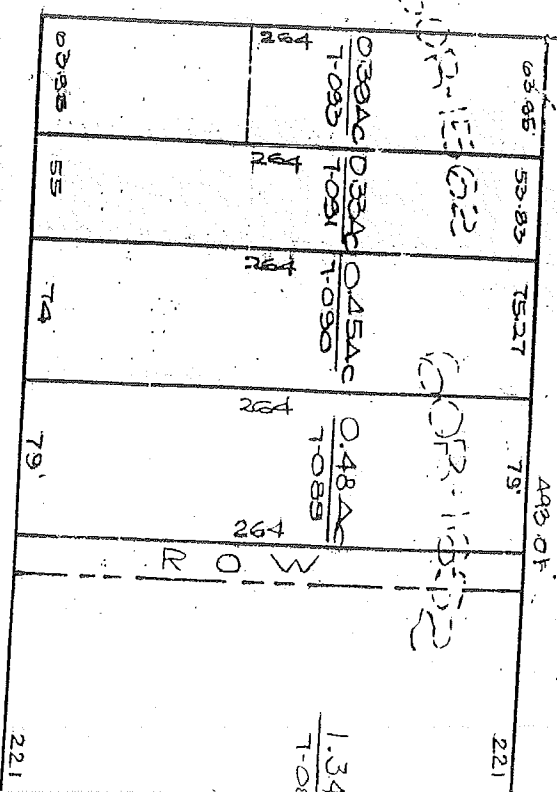


SIDE ROAD

HIGHWAY

98	105	105.95	105	35	116.90	48.15
9.4 AC	0.25 AC 10-022	0.25 AC 10-021	106.79	0.37 AC 10-028	188.60	9-026

53	73	58.3	100	50
0.35 AC	55	74	79	221



1.96 AC 7-089-01

61RE

Lori Heinbuch

From: Sanford, David @ CBRE GCS Canada [David.Sanford@cbre.com]
Sent: Wednesday, November 14, 2012 10:07 AM
To: Lori Heinbuch
Cc: Chow, Shirley (IO); Tarini, Kevin (IO)
Subject: OPP letter requesting that council reconsiders classifying the Kenilworth training facility as surplus
Attachments: 20121114094936502.pdf
Importance: High

Good morning Lori,

Please see the attached letter from the OPP outlining the importance to them and the community of this facility continuing as a training site.

Please present the letter to council with Infrastructure Ontario's and CBRE's additional request that the status quo remain.

With many thanks for your bringing this matter to our joint attention.

David

David Sanford | Transaction Manager
CBRE | Real Estate Brokerage
IO Property and Land Management Services
18 King Street East, Suite 1100 | Toronto, ON M5C 1C4
T 416 775-1379 | F 416 775-3989 | C 416 220-8069
david.sanford@cbre.com | www.cbre.com
Sales Representative

Please consider the environment before printing this email.

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges

Ontario
Provincial
Police

Police
provinciale
de l'Ontario



Accommodations Services Unit
Business & Financial Services Bureau

777 Memorial Ave.
Orillia ON L3V 7V3

777, ave Memorial
Orillia ON L3V 7V3

Tel.(705) 329.8815

Fax:(705) 329.6808

File Reference: 00132

November 13, 2012

The Township of Wellington North,
7490 Side road 7 West, PO Box 125,
Kenilworth, ON N0G 2E0

Without Prejudice to Township Council:

It has been brought to the attention of the Ontario Provincial Police Facilities Section that the Township of Wellington North is considering a possible surplus option for the school located at 9135 Highway #6 in Kenilworth, Ontario. Currently, this school is leased by the OPP and is utilized as an In-Service Training Centre.

This centralized training location is ideally situated for it is able to accommodate the training of our OPP officers travelling from Wellington North, South Bruce, Grey, Bruce Peninsula, Perth, Dufferin and Huron counties. An advantage to this location is that during training days there are a minimum of 18 additional police officers available to respond should a major incident occur in the area.

The site offers the best training options for our mandated training modules which involve both indoor and outdoor scenarios. The building supports the needs of our service members with an office area, classrooms, scenario training rooms and a large gym space which is utilized for tactical training. The outdoor areas, at the front and rear of the building, are utilized for OPP specialty training modules.

The loss of use of this building and property will have a detrimental effect on the ability of the OPP to train its frontline officers. The OPP is mandated to provide training and re-qualify all its officers so that they are able to perform their assigned frontline duties effectively.

Further, the loss would affect the OPP's ability to utilize the gun range that is located only 10 minutes from the school site. This range is also an integral component of our training modules. If we are requested to relocate from the building to another site, the OPP will have to also consider relocating the gun range, potentially in a new community, to be closer to the alternate training centre.

The **Ontario Provincial Police** wishes to continue with the lease at the site as per the current agreement until February 29, 2016. We would request that Council consider the value to the communities of Ontario serviced by this outstanding training location.



Andrew Eamer
OPP Bureau Commander, Business & Financial Bureau
777 Memorial Ave., Orillia, ON (705) 329-6851
Andrew.eamer@ontario.ca

cc: Bureau Commander, Municipal Policing Bureau
bureau Commander, Career Development Bureau

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

BY-LAW NUMBER 94- 12

BEING A BY-LAW TO AUTHORIZE THE SALE OF REAL PROPERTY BEING VACANT INDUSTRIAL LANDS IN THE FORMER TOWN OF MOUNT FOREST (Part Division 3, Lot 32, Concession 1, former Township of Normanby, Mount Forest, Industrial Drive – Martin)

WHEREAS:

- A. Section 4 of the Municipal Act, 2001 as amended (hereinafter called “the Act”) provides that the inhabitants of every municipality are incorporated as a body corporate and Section 5 of the Act provides that the powers of a municipality shall be exercised by its Council, and further, Section 9 of the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Act or any other Act.
- B. Subsection 11(2) of the Act provides that a municipality may pass by-laws respecting public assets of the municipality.
- C. The Township of Wellington North has adopted policies with respect to the sale or other disposition of land by By-law No. 9-08 and the provisions of the said by-law have been complied with.

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

- 1. The Corporation is authorized to enter into an Agreement of Purchase and Sale with Terrence Ralph Martin and Terry Lois Martin in substantially the same form as the draft three (3) page “Offer to Purchase – Agreement of Purchase and Sale” attached hereto as Schedule 1 for the sale of the following lands:

Part of the third division of Lot 32, Concession 1 (formerly in the Township of Normanby), being irregular in shape and having a frontage of 42 metres more or less, a depth on the northerly side of 80 metres more or less, a depth on the southerly side of 64 metres more or less and a width at the rear of 37.6 metres more or less and being part of PIN 71072-0105 (LT).

2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to execute the transfer and such further or additional documents as may be required in the municipal solicitor's opinion to give effect to and complete the said sale transaction in accordance with the said Agreement of Purchase and Sale.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 19TH DAY OF NOVEMBER, 2012.**

**RAYMOND TOUT,
MAYOR**

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

SCHEDULE 1

OFFER TO PURCHASE
AGREEMENT OF PURCHASE AND SALE

TERRENCE RALPH MARTIN and TERRY LOIS MARTIN ("Purchaser") having inspected the property, hereby agree to and with THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ("Vendor"), to purchase all and singular the premises situate on the easterly side of the northwesterly extension of Industrial Drive, in the Township of Wellington North, in the County of Wellington (formerly Town of Mount Forest), containing 0.68 acres more or less described as follows:

Part of the third division of Lot 32, Concession 1 (formerly in the Township of Normanby), being irregular in shape and having a frontage of 42 metres more or less, a depth on the northerly side of 80 metres more or less, a depth on the southerly side of 64 metres more or less and a width at the rear of 37.6 metres more or less and being part of PIN 71072-0105 (LT) (herein called the "Property")

at the price or sum ("Purchase Price") of FIFTEEN THOUSAND Dollars (\$15,000.00)
per acre (estimate \$10,200.00) as follows: TWO THOUSAND Dollars (\$ 2,000.00)

cash or cheque to the said Vendor on this date as a deposit to be held in trust pending the completion or other termination of this Agreement, and to be credited on account of the Purchase Price on closing, and covenant, promise and agree to pay the balance of the Purchase Price, subject to any applicable adjustments, by way of certified cheque or bank draft on the closing of the transaction.

SPECIAL TERMS:

1. Easement Reservation. The Vendor shall be entitled to retain an easement over that portion of any existing "turn around circle" at the present terminus of Industrial Drive northwesterly extension that encroaches into the Property in the northwesterly portion thereof until the Vendor further extends the said street.
2. Survey. The Vendor shall have the Property and the easement area surveyed by way of a reference plan of survey to be deposited in the Land Registry Office prior to the closing of the transaction and the acreage of the Property shall be determined by the surveyor.
3. Zoning. The Purchaser acknowledges that the Property is and will be zoned M1 Industrial under Section 24 of the municipality's Zoning By-law Number 66-01.
4. Services. The Vendor represents and warrants that the Property is serviced with water and sanitary sewer services and it is acknowledged and understood that the municipality provides service connections to the property line only.
5. Township's Water Services By-Law and Policies: The Purchaser acknowledges that in order to connect to the municipality's water service system he must obtain and install at his expense a water meter and backflow preventer device in compliance with the municipality's water services by-law and policies.
6. Site Plan Control. The Purchaser acknowledges that the Property is subject to the Site Plan Control provisions of Section 41 of the Planning Act and that the development of the Property will require a Site Plan and Site Plan Agreement acceptable to The Corporation of the Township of Wellington North and the satisfaction of all of the storm water management requirements of the municipality and the Saugeen Valley Conservation Authority.
7. HST. It is agreed and understood that this purchase and sale transaction is subject to Harmonized Sales Tax under the Excise Tax Act of Canada, as amended, and that the Purchaser is a registrant for HST purposes, and accordingly, the Purchaser will self-assess as a registrant and there will be no HST collected by the Vendor on the closing of the transaction. The Purchaser shall provide the Vendor or its solicitor with its HST registration number at least seven (7) days before the closing of the transaction.
8. Restriction on Transferring or Charging the Property. The Purchaser shall, immediately after the registration of the Notice of Option to Purchase provided for in paragraph 9 below, register or cause to be registered a restriction on the transfer or charging of the Property by way of an application to the Land Registrar under Section 118 of the Land Titles Act, whereby the Land Registrar will make an entry on the parcel register for the Property declaring that no transfer will be made, or charge created, unless the following specific condition has been met: that is, the consent of the Vendor municipality has been obtained either through the Clerk or the Deputy Clerk of the municipality. The Vendor shall cause the

- Clerk or Deputy Clerk of the municipality to provide such consent, or to consent to the removal of the restriction, whenever requested by the Purchaser provided that – (a) the Purchaser has constructed and completed a building on the Property for a use permitted under the municipality’s zoning by-law containing at least 2,400 square feet, or (b) if the Purchaser requires mortgage funding for the construction of the building on the Property, the Purchaser has given the Clerk or the Deputy Clerk a copy of the mortgage commitment contract or other document from the lender confirming the funding and its purpose, and the Purchaser has filed an application with the municipality for a building permit with all required fees, plans and documentation and the Chief Building Official is prepared to issue a building permit. This paragraph shall survive the closing of the transaction and remain in effect and binding upon the parties hereto.
9. Vendor’s Option to Re-Purchase. In consideration of the terms of this Agreement and the sum of \$1.00, the Vendor shall have an Option to purchase the Property from the Purchaser for a sum equal to the amount of the Purchase Price paid for the Property if the Purchaser has not constructed and completed a building for a use permitted under the municipality’s zoning by-law containing at least 1,800 square feet on the Property within two (2) years after the date of the closing of this transaction. The Vendor may exercise its Option to purchase the Property within ninety (90) days after the expiration of the said two (2) year period by written notification mailed by prepaid registered post to the Purchaser at the registered office address of the Purchaser according to the records on file with the Land Registry Office as the address for service of the Purchaser pursuant to the provisions of the Land Titles Act, and if the Vendor does not so exercise its right to purchase the Property the right shall terminate upon the expiry of the said 90-day period. The re-purchase transaction shall close within sixty (60) days after the date of the posting of the Vendor’s notice of the exercising of the right to purchase the Property. The provisions in this paragraph shall constitute the terms of the Vendor’s Option to Purchase and shall survive the closing of the transaction and remain in effect and binding on the parties hereto, and the Vendor may register a Notice of Option to Purchase under Section 71 of the Land Titles Act forthwith after the registration of the transfer on the closing of this transaction. The Notice shall provide for an expiry date two (2) years and ninety (90) days from the date of the closing of the transaction. The Purchaser hereby authorizes the solicitor for the Vendor to sign the Notice of Option to Purchase on the Purchaser’s behalf if necessary in the opinion of the solicitor for the municipality for registration purposes.
10. Environmental Clause: The Vendor represents and warrants **that it has not** during its ownership of the Property placed any contamination, waste, and/or chemicals of a hazardous or regulated nature on or under the Property, and further, **that it is not aware** of any contamination, waste, and/or chemicals of a hazardous or regulated nature having been placed on or under the Property by any person or entity whatsoever either during its ownership or prior to its ownership of the Property other than the application of nutrients employed in normal farming activities.

IRREVOCABLE DATE

This Offer shall be irrevocable by the Purchaser until 5:00 p.m. on the 22nd day of November, 2012 after which time, if not accepted, this Offer shall be null and void and the deposit returned to the Purchaser without interest or deduction.

TITLE CLAUSE

PROVIDED the title is good and free from all encumbrances, except as aforesaid, and except local rates and minor easements for hydro, gas, telephone or like services to the Property; said title to be examined by the Purchaser at his own expense, and the Purchaser not to call for the production of any title deed, abstract of title, survey, proof or evidence of title, other than those in the Vendor’s possession or under its control; and provided the same have been complied with, the Purchaser to accept the Property subject to municipal requirements, including building and zoning by-laws, minor easements as above-mentioned, and to restrictions and covenants that run with the Property.

SEARCH CLAUSE

The Purchaser to be allowed until December 3, 2012 to investigate the title at his own expense, and if within that time he shall furnish the Vendor in writing with any valid objection to the title, or to any outstanding municipal work orders or deficiency notices affecting the Property, or non-compliance with zoning by-laws, or that the present use of the Property may not be lawfully continued, or that the buildings on the Property may not be insured against risk of fire, which the Vendor shall be unable or unwilling to remove or correct, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations, be null and void and the deposit money returned to the Purchaser without interest or deduction, and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property.

COMPLETION DATE

This Agreement shall be completed on or before the 14th day of December, 2012 on which date vacant possession of the Property is to be given to the Purchaser unless otherwise provided for herein.

OTHER

Transfer/Deed to be prepared at the expense of the Vendor in a form acceptable to the Purchaser's Solicitor.

If requested by the Purchaser, the Transfer/Deed to be given to the Purchaser shall contain a statement completed by the Vendor and the Vendor's Solicitor pursuant to Section 50 (22) of the Planning Act.

This Agreement shall be effective to create an interest in the real property only if Section 50 of the Planning Act is complied with, and the Vendor agrees, at its expense, to comply with such provisions and to proceed diligently with the application for such compliance.

The Vendor, on or before completion, will produce evidence that it is not now, and upon completion will not be, a "non-resident person" within the meaning and for the purposes of Section 116 of the Income Tax Act of Canada or if it is a "non-resident person" will fully comply with the provisions of Section 116 of the said Act prior to completion.

The Affidavit of Residence and of Value of the Consideration required under the Land Transfer Tax Act for the transfer shall be prepared by the Purchaser. Each party shall prepare and register its own notice of Option to Purchase under Section 71 of the Land Titles Act, and the Purchaser shall prepare and register the restriction on transferring or charging land under Section 118 of the Land Titles Act.

This Offer, when accepted by the Vendor, shall constitute a binding contract of purchase and sale, and time in all respects shall be of the essence of this Agreement.

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property or supported hereby other than as expressed herein in writing.

Any tender of documents or money hereunder may be made upon the Vendor or Purchaser or upon the Solicitor acting for the party on whom tender is desired, and it shall be sufficient that a negotiable certified cheque be tendered instead of cash.

Each party to pay the costs of registration and taxes on his or its own documents.

DATED at the Township of Wellington North this day of November, 2012.

IN WITNESS WHEREOF the Purchaser has hereunto executed this Agreement.

Witness

Terrence Ralph Martin

Witness

Terry Lois Martin

The undersigned Vendor, hereby accepts the above Offer and its terms, and covenants, promises and agrees to and with the above-named Purchaser to duly carry out the same on the terms and conditions above mentioned, and hereby accepts the deposit of \$2,000.00.

DATED at the Township of Wellington North this day of November, 2012.

IN WITNESS WHEREOF the proper signing officers for the Vendor have hereunto executed this Agreement.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON
NORTH

Per:
Raymond Tout - Mayor

Per:
Lorraine Heinbuch - Clerk

We have authority to bind the Corporation.

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

BY-LAW NUMBER 95-12

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (Part Lot 8, Concession 4, (Arthur) 9325
Concession 4 North – Piller Farms Ltd.)**

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 8, Concession 4, geographic Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law, from Agricultural (A) to **Agricultural Exception (A-130)** and **Agricultural Exception (A-131)**.
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following two new exceptions:

**"33.130 A-130
Part of Lot 8, Con 4**

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.

Livestock usage of the existing barn is prohibited, save and except for the housing of a maximum of two horses. Notwithstanding any other section of this by-law to the contrary, the minimum interior side yard between the existing barn and the residential lot shall be 16 m. (52.49 ft.)."

**"33.131 A-131
Part of Lot 8, Con 4**

Notwithstanding Section 6.1.4 (ii) of this by-law the maximum ground floor area for the existing, accessory shed shall be 105.91 sq. m. (1,140 sq. ft.)."

3. THAT the existing **Natural Environment (NE)** zone 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 19TH DAY OF NOVEMBER, 2012.**

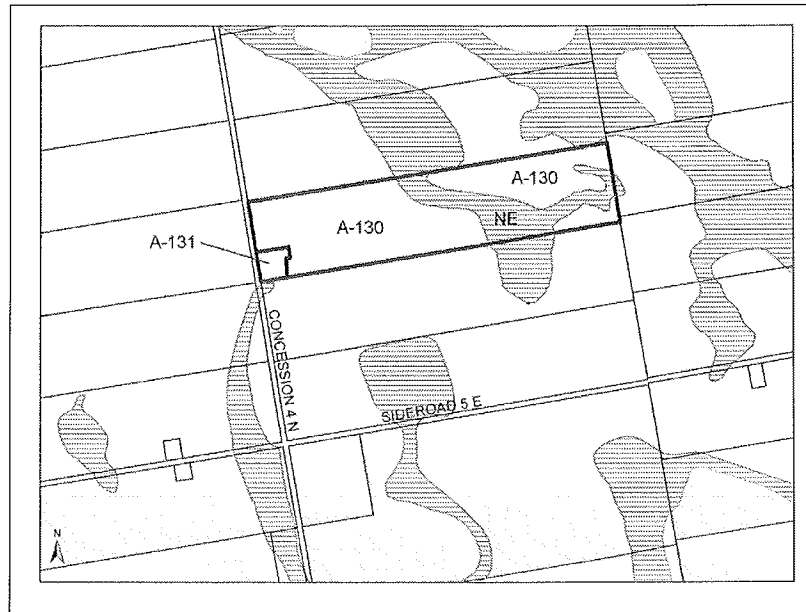
**RAYMOND TOUT,
MAYOR**

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

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 95-12

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-130) & (A-131)

Existing Natural Environment Zone Remains Unchanged

**This is Schedule "A" to By-law No. 95-12
Passed this 19th day of November, 2012**

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

EXPLANATORY NOTE

BY-LAW NUMBER 95-12

Location of the Subject Land

The property subject to the proposed amendment is described as Part of Lot 8, Concession 4, former Township of Arthur, and is municipally known as 9325 Concession 4N. The subject property consists of the severed parcel 2.97 acres and the retained parcel 99.8 acres.

The Purpose and Effect of the Application

The purpose and effect of the amendment is to rezone the agricultural, retained portion of the property to Agricultural Exception (A-130), to restrict any future residential development. Use of the existing barn for livestock housing is prohibited, except for two horses. Additionally, relief is required for a small deficiency in interior side yard setback for the barn.

An existing 1,140 sq. ft. accessory shed on the severed, residential parcel exceeds the maximum 1,000 sq. ft. ground floor area permitted in the by-law. Relief is provided to recognize this in the amendment.

This rezoning is a condition of severance application B96/12, that was granted provisional approval by the Wellington County Land Division Committee.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 96-12

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (Part Lot 9, Concession 4, 9307
Concession 4 North (Arthur) – Piller Poultry Ltd.)

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 9, Concession 4, geographic Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law, from Agricultural (A) to **Agricultural Exception (A-128)** and **Agricultural Exception (A-129)**.
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following two new exceptions:

"33.128 A-128
Part of Lot 9, Con 4

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."

"33.129 A-129
Part of Lot 9, Con 4

Notwithstanding any other section of this by-law to the contrary, the existing barn at 337.2 sq. m. (3,630 sq. ft.) and existing shed at 111.48 sq. m. (1,200 sq. ft.) shall be deemed to comply to the maximum ground floor requirement of Section 6.1.4 (ii), but only for the lifetime of the existing buildings. Once these buildings are demolished, the maximum ground floor area for all accessory buildings shall be 92.9 sq. m. (1,000 sq. ft.).

3. THAT the existing **Natural Environment (NE)** zone 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 19TH DAY OF NOVEMBER, 2012.**

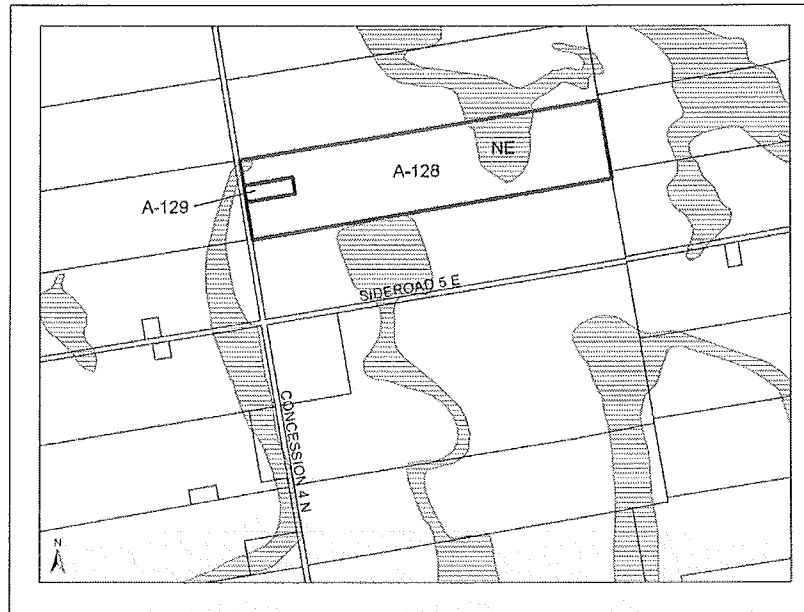
**RAYMOND TOUT,
MAYOR**

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

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 96-12

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-128) & (A-129)

Existing Natural Environment Zone Remains Unchanged

This is Schedule "A" to By-law No. 96-12
Passed this 19th day of November, 2012

RAYMOND TOUT,
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 96-12

Location of the Subject Land

The property subject to the proposed amendment is described as Part of Lot 9, Concession 4, former Township of Arthur, and is municipally known as 9307 Concession 4N. The subject property consists of the severed parcel 2.84 acres and the retained parcel 97.1 acres.

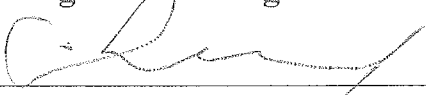
The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the agricultural, retained portion of the property to Agricultural Exception (A-128), to prohibit any future residential development. Additionally, relief from the zoning by-law is required for over-sized accessory buildings on the severed portion – barn (3,630 sq. ft.) and shed (1,200 sq. ft.). This area is being zoned Agricultural Exception (A-129), deeming the existing buildings to meet the maximum ground floor area, but only for the lifetime of the buildings. Then, the maximum area of 1,000 sq. ft. applies.

This rezoning is a condition of severance application B68/12, that was granted provisional approval by the Wellington County Land Division Committee.

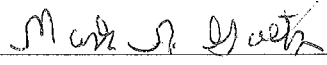
TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY:



DATE: _____

SECONDED BY:



RES. NO.: _____

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

MAYOR _____

CARRIED

DEFEATED

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

BY-LAW NUMBER 97-12

**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 19, 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 19, 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 19TH DAY OF NOVEMBER, 2012.**

**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

MEETINGS, NOTICES, ANNOUNCEMENTS

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.
Monday, December 3, 2012	Regular Meeting of Council	7:00 p.m.
Tuesday, December 4, 2012	Recreation & Culture Advisory Committee	8:30 a.m.
Monday, December 10, 2012	Finance Committee	5:00 p.m.
Monday, December 17, 2012	Public Meeting	7:00 p.m.
Monday, December 17, 2012	Regular Meeting of Council	Following Public Meeting
Tuesday, December 18, 2012	Fire Committee	7:00 p.m.
Wednesday, December 19, 2012	Economic Development Committee	4:30 p.m.

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

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

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