

A G E N D A
COUNCIL MEETING
TOWNSHIP OF WELLESLEY
PLANNING & DEVELOPMENT COMMITTEE
JANUARY 3, 2012 – 6:45 PM
COUNCIL CHAMBERS - CROSSHILL

<u>Pages</u>	
1-2	P. & D. 1/12 – Certificate of Occupancy – For information CO-87/11 re: Enos M. Bowman, 7180 Line 86, RR#3 Wallenstein CO-88/11 re: Levi M. Bauman, 3909 Boomer Line, RR#1 St. Clements
3-5	P. & D. 2/12 – GRCA Application for Permission No. 613/11 re: 2879 Herrgott Road, St. Clements – For information
6-7	P. & D. 3/12 – Resolution from the Municipality of Clarington re: Request for Provincial Regulations Regarding Commercial Fill Operations File No. E05.GE – Motion required
8-16	P. & D. 4/12 – 1104 Molesworth Street, Wellesley – Surplus Lands Request – Deferred from December 5 th , 2011 Council Meeting – Motion required



The Corporation of the Township of Wellesley

Township of Wellesley
4639 Lobsinger Line
R.R. #1, St. Clements NOB 2M0
Telephone: 519-699-4611
Fax: 519-699-4540

Date of Expiry: SEPT 4, 2013
No. CO-87-11
 New Renewal \$250

Certificate of Occupancy – Farm Related Occupation By-Law 28/2006

Property Owner: ENOS M. BOWMAN
Legal Description: SECT WEST CON 14 PT LOT 21 Roll No. 3024-030-004-213-00
Address: 7180 LINE 86
R3 WALLENSTEIN, CNT NOB 250 Township of Wellesley
Ontario Farm Business Registration No. 882555
Description of Farm Related Occupation ASSEMBLY OF PORTABLE GENERATORS, CUSTOM WELDING
AND FABRICATION

Net Area of Building(s) 6201 FT² Floor Area Devoted to this Use 3,741 FT²
Total Area of Property 71.32 AC Area Devoted to this Use (Max. One Acre) 1/2 AC

Number of employees NOT living on this farm (Max Two) ONE

Water Reservoir: ONSITE Yes No
 Shared by agreement with _____

PLANNING & DEVELOPMENT Township File No: <u>1/12</u>
--

Acknowledgements:

I have received/reviewed a copy of Township of Wellesley By-law 28/2006 section 4.12

I understand it is my responsibility to renew my Certificate of Occupancy every two years. If I propose to change the nature, size (square footage) or ownership of my business changes, I understand it is my responsibility to renew my Certificate of Occupancy immediately.

I have discussed with the issuer of this Certificate of Occupancy the meaning of the terms legal non-conforming and minor variance. I understand if I was in possession of a valid Certificate of Occupancy before February 5, 2001, I may elect an option to apply for a minor variance rather than applying for a new Certificate of Occupancy.

I hereby understand and agree that I shall comply, at all times, with all federal and provincial statutes and regulations, as well as all municipal by-laws, which includes, without limitation, complying with the Environmental Protection Act and the regulations thereunder. I further understand and agree that it is my responsibility to obtain, and that I will obtain, all necessary approvals or permits that are required by federal and provincial law or any municipal by-law applicable to the operation of this farm related occupation.

I understand that according to Section 1.11 of By-law 28/2006 every person who contravenes this By-law is guilty of an offence and on conviction is liable to a fine of not more than \$25,000.00; and on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

Contacts: Ministry of the Environment- Environmental Assessment and Approvals Branch:
Telephone: 1-800-461-6290 Fax: Assessment 1-416-314-7227
Approvals 1-416-314-8452
Telephone office: Telephone: 1-800-265-8658 Fax: 1-519-826-4286

Signed: Enos M Bowman Date DEC 20, 2011

Approved by: [Signature] Approved by: [Signature] (1)



The Corporation of the Township of Wellesley

Township of Wellesley
4639 Lobsinger Line
R.R. #1, St. Clements NOB 2M0
Telephone: 519-699-4611
Fax: 519-699-4540

Date of Expiry: FEB 2, 2013
No. CO-98-11
 New Renewal \$150

Certificate of Occupancy – Farm Related Occupation By-Law 28/2006

Property Owner: LEVI M. BAUMAN
Legal Description: SECT EAST CN10 PT LOT 4 PT LOT 5 Roll No. 3024-030-003-255-00
Address: 3909 BOOMER LINE PH 519-699-4995
R 1, ST. CLEMENTS CNT NOB 2M0 Township of Wellesley
Ontario Farm Business Registration No. 2898443
Description of Farm Related Occupation ASSEMBLE FARM PRODUCTS - WATER BOWLS AND
BARB CURTAINS (LM BAUMAN INC)

Area of Building(s) 4,000 FT² Floor Area Devoted to this Use 4,000 FT²
Area of Property 100.5 AC Area Devoted to this Use (Max. One Acre) 1/2 AC

Number of employees NOT living on this farm (Max Two) ONE

Water Reservoir: ONSITE Yes No
 Shared by agreement with _____

PLANNING & DEVELOPMENT
Township
File No: <u>112</u>

acknowledgements:

I have received/reviewed a copy of Township of Wellesley By-law 28/2006 section 4.12

I understand it is my responsibility to renew my Certificate of Occupancy every two years. If I propose to change the use, size (square footage) or ownership of my business changes, I understand it is my responsibility to renew my certificate of occupancy immediately.

I have discussed with the issuer of this Certificate of Occupancy the meaning of the terms legal non-conforming and minor variance. I understand if I was in possession of a valid Certificate of Occupancy before February 5, 2001, I may have an option to apply for a minor variance rather than applying for a new Certificate of Occupancy.

I hereby understand and agree that I shall comply, at all times, with all federal and provincial statutes and regulations, as well as all municipal by-laws, which includes, without limitation, complying with the Environmental Protection Act and the regulations thereunder. I further understand and agree that it is my responsibility to obtain, and that I will obtain, all necessary approvals or permits that are required by federal and provincial law or any municipal by-law applicable to the operation of this farm related occupation.

I understand that according to Section 1.11 of By-law 28/2006 every person who contravenes this By-law is guilty of an offence and on conviction is liable to a fine of not more than \$25,000.00; and on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

For contacts: Ministry of the Environment- Environmental Assessment and Approvals Branch:
Telephone: 1-800-461-6290 Fax: Assessment 1-416-314-7227
Approvals 1-416-314-8452
Local office: Telephone: 1-800-265-8658 Fax: 1-519-826-4286

Signed by: Levi Bauman Date DEC 21, 2011

Approved by: [Signature] Approved by: [Signature] (2)



Agenda
+ Property
file.

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

December 16, 2011

Barb and Rick Esbaugh
2879 Herrgott Road
St. Clements, ON
N0B 2M0

Dear Mr. and Mrs. Esbaugh:

Re: Application for Permission No. 613/11, Pursuant to Ontario Regulation 150/06 to construct a residential accessory structure at 2879 Herrgott Road, St. Clements in the Township of Wellesley

The General Membership Committee of the Grand River Conservation Authority approved your application on December 16, 2011 to construct a residential accessory structure at 2879 Herrgott Road, St. Clements in the Township of Wellesley. We have enclosed the permit with the attached schedules.

The schedules form part of the permit and describe the work approved. Any changes to these plans must be reviewed and approved by the Grand River Conservation Authority. Please note that permission is based on existing information, policies and practices and does not bind or imply that any other permission will be forthcoming. Please notify our office on completion of the work.

If you have any questions regarding this letter or the conditions described on the permit, please contact me.

Yours truly,

Lisa Beth Bulford
Resource Planner
Resource Management Division

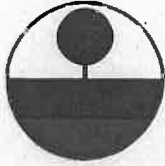
LB*cb

Encl.

c.c. Clerk, Township of Wellesley
Building Inspector, Township of Wellesley

PLANNING & DEVELOPMENT	
Township	
File No:	2/12

RECEIVED DEC 16 2011



Permit Number: 613/11

Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

Barb and Rick Esbaugh

Whose address for purposes pertaining to this project is:

2879 Herrgott Road
St. Clements, ON
N0B 2M0

To execute proposed works in accordance with the following particulars and conditions:

Location of Work: 2879 Herrgott Road, St. Clements,
Township of Wellesley

Purpose of Work: To construct a residential accessory structure at 2879 Herrgott Road, St. Clements in the Township of Wellesley.

Nature of Work: Construct a residential accessory structure

This permit is valid from: **December 16, 2011**
and expires on: **December 16, 2013**

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

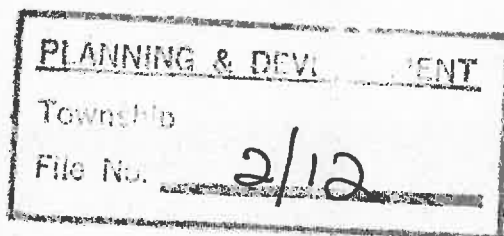
The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 16th day of December, 2011

GRAND RIVER CONSERVATION AUTHORITY

Joe Farwell

Joe Farwell,
Chief Administrative Officer



(4)



Grand River Conservation Authority

Administration Office:
400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6
Telephone: 519-621-2761 Fax: (519) 621-4945

GRCA USE ONLY
APPLICATION NUMBER

613/11

DEC 05 2011

Schedule "A" - Application for Development, Interference With Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)

Please read, complete each section as required, date and sign this application. Please allow 6-8 weeks for processing.

Owner's name: Barb and Rick Esbaugh E-mail: ricke@tricitymaterials.ca

Mailing address: 2879 Herrgott rd. City/town: St. Clement Postal code: nob2mo

Telephone: Bus. () Res. (519) 588 2884 Fax ()

Agent's name: E-mail:

Address: City/town: Postal code:

Telephone: Bus. () Res. () Fax ()

Location of proposed work:

Lot No. Plan No. Farm Lot No. Concession

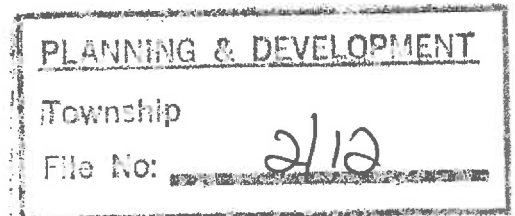
Municipal address of property: 2879 Herrgott Rd

City/Town/Village/Township of: St. Clements County/Region: waterloo
(Circle One)

Application is hereby made to (check all that apply):

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 & 4.

- Minor Development
Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
Standard Development
Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
Major Development
Major Interference with Wetlands, Alteration to Shorelines & Watercourses



This application must include four (4) folded copies of each appropriate plan(s) showing the proposed work.

Land Use: Present residential Proposed change (if any) no change

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

Signature of Owner

Date nov 25/11

Signature of Agent

March 1, 2011

Clarington

Leading the Way

December 20, 2011

The Honourable Jim Bradley
Minister of the Environment
77 Wellesley Street West
11th Floor, Ferguson Block
Toronto ON M7A 2T5

Dear Minister:

**RE: REQUEST FOR PROVINCIAL REGULATIONS REGARDING COMMERCIAL
FILL OPERATIONS
FILE NO.: E05.GE**

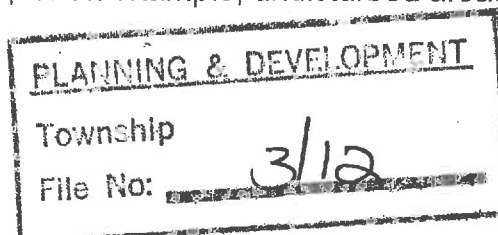
At a meeting held on December 19, 2011, the Council of the Municipality of Clarington approved the following Resolution #GPA-720-11:

WHEREAS municipalities are faced with requests from Commercial Fill Operators to place fill in, for example, either previously undisturbed areas or expired gravel extraction pits;

AND WHEREAS municipalities have limited resources and ability to regulate this type of operation other than through zoning restrictions and agreements associated predominantly with operational protocol;

AND WHEREAS the issue of soil quality of fill imported to a receiving site potentially has a significant cross jurisdictional environmental impact that should be elevated to the Provincial level through the Ministry of the Environment;

AND WHEREAS the Ministry of the Environment has established criteria for quality of fill for Brownfield redevelopment but not for the importation and placement of fill within, as an example, undisturbed areas or expired gravel extraction pits;



RECEIVED DEC 28 2011

CORPORATION OF THE MUNICIPALITY OF CLARINGTON

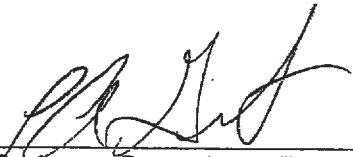
40 TEMPERANCE STREET, BOWMANVILLE, ONTARIO L1C 3A6 T 905-623-3379

6

BE IT THEREFORE RESOLVED that the Province, through the Ministry of the Environment, establish guidelines, regulations and a Provincially regulated approval process to govern the quality of fill imported to a receiving site other than for the purpose of Brownfield redevelopment;

AND FURTHER, THAT the Clerk forward copies of this resolution to York-Simcoe MPP, Julia Munroe, the Ministry of the Environment, the Association of Municipalities of Ontario and all Ontario Municipalities for their consideration.

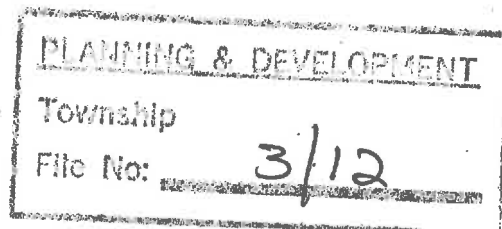
Yours truly,



C. Anne Greentree, B.A., CMO
Deputy Clerk

CAG/jeg

- c. Julia Munroe, MPP, York-Simcoe
Association of Municipalities of Ontario
All Municipalities in Ontario
L. Creamer, Manager Municipal Law Enforcement



Planning & Development

Memo

Date: December 29, 2011

Prepared for: Council of the Township of Wellesley

Prepared by: Susan Duke, Executive Director Corporate/Clerk

RE: 1104 Molesworth Street, Wellesley – Surplus Land Request

Background / History:

Council has been approached by Mr. Ray Wrubel, owner of 1104 Molesworth Street to purchase lands owned by the Township of Wellesley being Block 106 of Registered Plan 58M-380.

The lands in question are located on the southern limit of the lands owned by Mr. Wrubel and run between Molesworth Street and private lands to the west which are traversed north to south by the Campbell Drain. The land in Block 106 is approximately 6.0 m. wide, and has an area of 688.74 sq m.

The lands were dedicated through the Registered Plan, to the Township of Wellesley for the purposes of housing a major sanitary sewer easement which is a major part of the Region of Waterloo servicing requirements for the Mill Creek Subdivision. The original engineering for this development included a trunk sewer line to connect the subdivision to the sewer mains located on Nafziger Road to the west of the Mill Creek Subdivision.

Mr. Wruble has requested that the Township declare the lands in Block 106, 58M-380 as surplus to the needs of the Township and to permit him to make an offer of purchase for the said lands.

Key Issues for Council Consideration:

- 1) The lands must be declared surplus to the needs of the municipality before the sale of the property may be considered. The key question is, should the Township declare the lands surplus?
- 2) The Region of Waterloo does not require that the Township own the lands which support the sewer trunk provided their rights to an easement are protected.
- 3) The Plans for this Subdivision and the servicing thereof included the dedication of the lands supporting the easement to the Township. The Township also has the right to use the lands for other purposes besides the servicing easement so long as the easement is not compromised.
- 4) The Township has the responsibility of maintaining the lands (mowing the grass etc.), however it is also possible for the Township to permit the adjoining property owners to care for the area in return for the use of the lands for purposes which do not compromise the easement on the lands or prevent the Region from accessing the trunk sewer if and when required.
- 5) Are there interests beyond those of the applicant, Mr. Wrubel that should be considered before a decision is made respecting need to retain the land for municipal purposes?
- 6) Is there any necessity to retain the lands for any Township purposes?

PLANNING & DEVELOPMENT	
Township	
File No:	4/12

②

- 7) What is the status of the transfer of the sewer trunk to the Region? Has this service been assumed by the Region?

Financial Implications / Impacts:

None at this time.

Staff Comments / Options:

- 1) It may be premature to declare the lands in question, being Block 106 of RPM-380 surplus at this time for the following reasons:
- The lands contain a sewer trunk that has not yet been assumed by the Regional Municipality of Waterloo.
 - The needs of the other adjoining property owners have not been determined or addressed. The property owners to the south have indicated that this easement and the lands containing it are justification for their request to have a similar “protected space” established between their property and the lands to the south of them which were the subject matter of an application for consent during the summer of 2011. It is unknown if these property owners have an interest in Block 106 at this time.

It is also unknown if the property owner to the west at the terminus of the block has any interest in the future ownership of these lands.

- 2) Maintenance of the lands subject to the easement may be a concern to the Township as this is an ongoing maintenance matter:
- Maintenance of lands subject to easements, walkways, storm water management facilities, unopened road allowances, and other such municipal servicing functions are routine in the subdivision approval process and part of normal operations.
 - The maintenance of the lands could be the responsibility of the adjacent homeowner in exchange for an agreement to permit him to use the lands for their uses that do not interrupt the status of the easement. This arrangement has been resolved with other property owners without the Township giving up ownership of lands such as in the Wellesley Heights Subdivision where a property owner maintains an unopened road allowance under agreement with the Township for exclusive use thereof.
- 3) Staff has indicated in a report to Council on Trails in the Wellesley Settlement Area, that the future of Block 106 for a trail is questionable at best as the block terminates adjacent to a private land ownership that is compromised by the presence of the Campbell Drain. This statement by staff did not mean to indicate that the lands had no future use for the Township and should therefore be declared surplus. Sale of this parcel of land or any other in this vicinity serves to remove any flexibility the municipality may have or need in the future.
- 4) One of the main reasons that developers provide for and municipalities require that the land subject to servicing easements be conveyed to the municipality is that such easements for a major sanitary trunk sewer are normally seen as being a detriment to the ability to sell the property to an individual. Most people want property that is free and clear of encumbrances on title and would shy away from owning the land subject to such a servicing structure. Mr. Wrubel has indicated that this is not a concern to him however; sale of the easement to the individual limits the Township’s flexibility with regard to this land into the future and may affect Mr. Wrubel’s ability to sell his residential property subject to the servicing easement to a private

PLANNING & DEVELOPMENT
Township
File No: 4/12

owner in the future. While the Regional rights to the easement continue to be protected, sale of the land to an individual may result in future disputes and expenses for the servicing agency. The agency that may be held to a higher standard than to satisfy the private land owner if work is required or a malfunction occurs.

Easement Wording

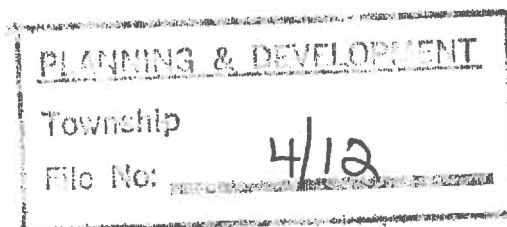
1. *“The transferor doth grant, convey and confirm unto the Transferee, its successors and assigns, in perpetuity, the free uninterrupted and undisturbed right and easement to enter upon the lands herein described as any time for the purposes of constructing and installing all municipal services in, under, over and upon the said lands and with the further and continuing right to the said Transferee, its successors and assigns, and its servants, agents and workmen to enter upon the said lands at any time to construct, repair, correct operate, replace and maintain at all times in good condition and repair the said municipal services and for every such purpose the Transferee shall have access to the said lands at all times by its agents, servants, employees and workmen.*
2. *The transferee covenants and agrees that upon completion of any work undertaken hereunder, the transferee will restore the areas of land upon which it has performed work to substantially the same condition as that in which the lands were found prior to the commencement of the work. ...”*

Given that the services have not been taken over by the Region at this time and given that the needs of the Township regarding these lands have not been finalized the transfer of these lands being Block 106, 58M380 should be considered premature. Mr. Wrubel could be given the opportunity to enter into maintenance for use agreement pending a decision to declare the subject lands surplus to municipal needs.

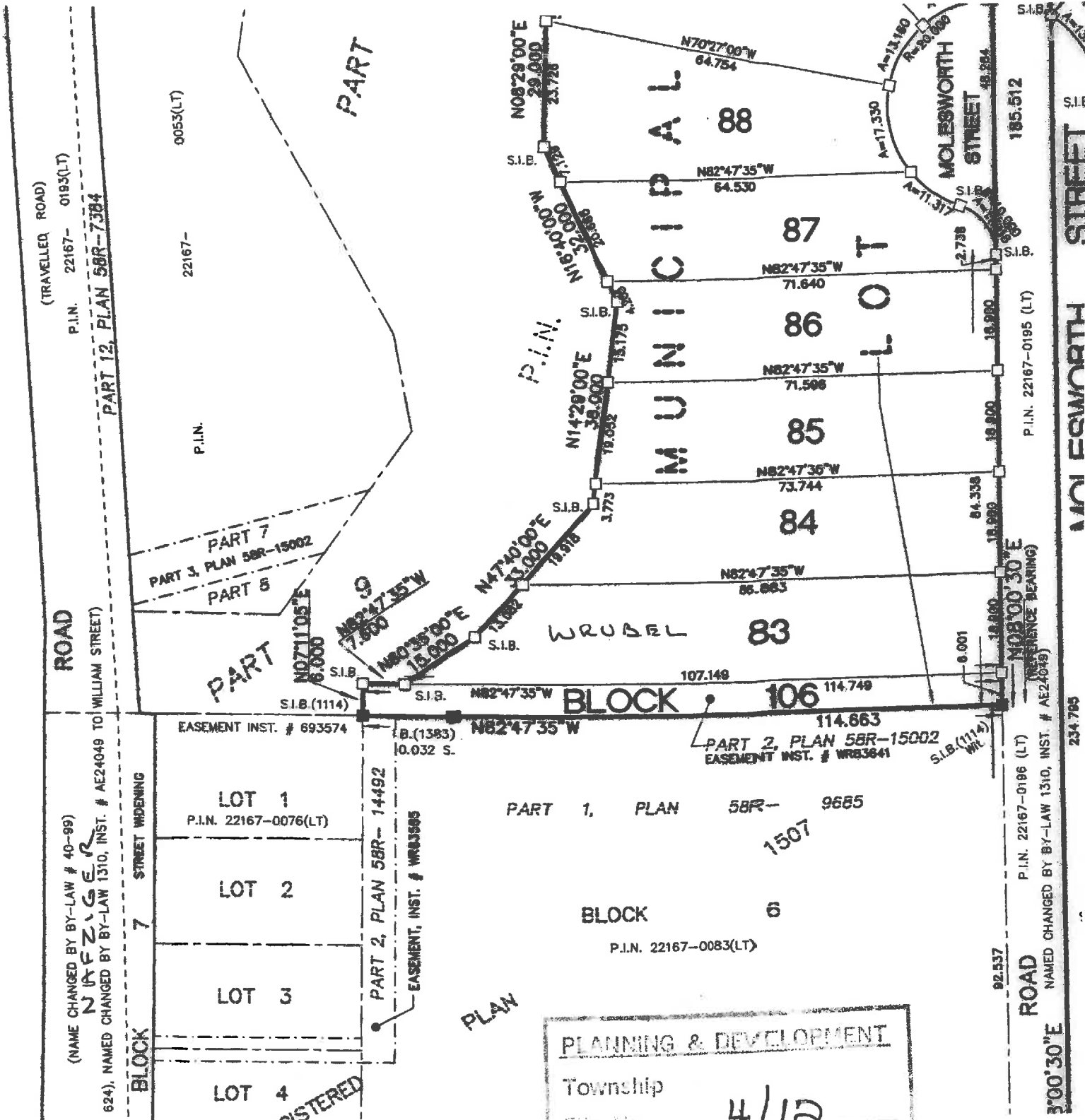
Recommendations:

THAT the Council of the Township of Wellesley defer making a decision to declare the lands subject to Block 106, 58M 380 surplus until such time as the Regional Municipality of Waterloo has assumed the servicing in the Mill Creek subdivision being Plan 58- M- 380 and until such time as the Township has determined that the lands can also be declared surplus to the needs of the Township of Wellesley for any other purpose.

- Attach: Map – subject lands
By-law 36/95
Mr. Wrubel letter of request (P. & D. File No. 144/11)



SUBJECT LANDS Block 106
58m-380



PLANNING & DEVELOPMENT
Township
File No: 4/12



TOWNSHIP OF WELLESLEY

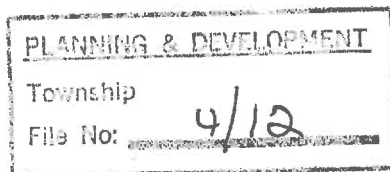
BY-LAW NO: 36/95

WHEREAS Section 193 of the Municipal Act requires a municipal council to establish a procedure for the sale of real property.

THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLESLEY ENACTS AS FOLLOWS:

1. Before selling any real property;
 - a) notice of the proposed sale or disposition shall be published at least (10) days before a meeting of council in which the sale is to be considered;
 - b) for the purposes of this by-law, publishing means published in a daily or weekly newspaper that, in the opinion of the Clerk of the Township of Wellesley, has such circulation within the municipality as to provide reasonable notice to those affected .
 - c) Council shall hear any person who wishes to speak and who applies to be heard in respect to the proposed sale;
 - d) the notice shall
 - 1 identify the real property to be sold;
 - 2 specify the sale or disposition price or the method of arriving at a sale or disposition price and the time and method of payment;
 - 3 specify the proposed completion date of the sale;
 - 4 indicate if an appraisal of the fair market value is required and available for inspection;
 - 5 indicate that before any by-law is passed, Council must declare by by-law or resolution at an open meeting that the real property is surplus and that such declaration has already been made.
- 2 This by-law shall come into force and effect on the date of its final passing.

PASSED this 20th day of June 1995



Frank Friedman
Mayor

[Signature]
Clerk

RAYMOND J. WRUBEL, B.A. (Hons), LL.B. *#
Barrister & Solicitor

82 Weber Street East
Kitchener, On.
N2H 1C7

Tel: (519) 568-8090
Fax: (519) 568-8093
wrubelaw@rogers.com

* Certified C.F.L. Contract Advisor
Member of the Sports Lawyers' Association

November 23, 2011

VIA E-MAIL:

Township of Wellesley
Administration Office
4639 Lobsinger Line
R.R. #1
St. Clements, ON.
N0B 2M0

Attention: Mayor Ross Kelterborn

Dear Sir:

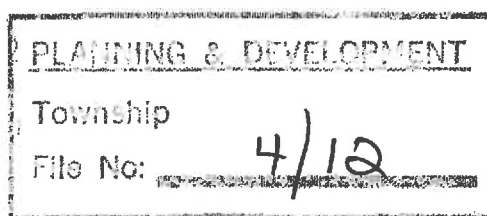
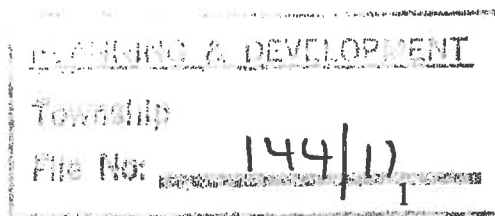
**Re: Wrubel Purchase of Easement Beside 1104 Molesworth St., Wellesley, ON.
Council Meeting: December 5, 2011**

My wife (Marlene Griffith Wrubel) and I recently purchased a new home in Wellesley, ON. We live at 1104 Molesworth St., Wellesley, ON.

After purchasing the home we discovered that there is a 15-foot wide easement that runs down the southern side of our property. We are interested in purchasing the easement, subject of course to any restrictions that are currently in place.

I have been speaking with Susan Duke from the Township for several months regarding this matter. She has been kind enough to provide me with her assistance.

My understanding is that the land in question is subject to an easement in favour of the Region of Waterloo for a sanitary sewer line. Ms. Duke informed me that I needed to obtain the approval of the Region of Waterloo to purchase the land prior to bringing this matter before Council. I have dealt with the Region's solicitor – Ms. Deborah Arnold. She in turn referred the matter to the Region's Water Services Department. Ms. Arnold informed me that after investigation by the Region's Water Services Department, they are prepared to allow my wife and I to purchase the land subject to the existing easement and restrictions.



Now that I have received approval from the Region of Waterloo it is my understanding that I am required to bring a motion before Council in order to have the land declared surplus. Accordingly, it is my intention to bring a motion before Council on December 5, 2011 and request that Council declare the land in question surplus.

If Council agrees to declare the land surplus I would then propose that we obtain an appraisal of the land by a mutually acceptable appraisal company – at our cost. Once an appraisal is obtained it is our hope that we can reach an agreement with the Township to purchase the land at a price that is agreeable to both parties. We are agreeable to being responsible for all legal fees and disbursements involved with the transfer of the property into our name.

Why should the land be declared surplus:

I have enclosed in this e-mail a picture of the land in question. It is a 15-foot wide piece of land that runs down the southern portion of our property – from the street to the back of our property.

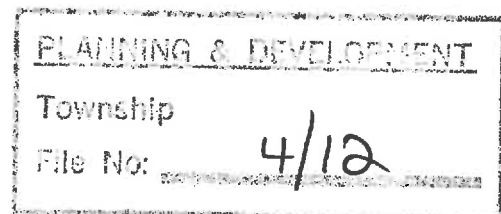
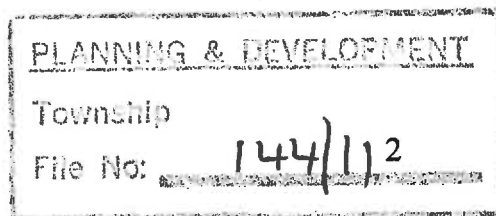
I can see no specific use that the Township might have for this land in the future. It is a piece of land that goes nowhere. It is land-locked on all sides. I do not believe that the Township would have any future use for this land – especially in light of the current restrictions on the land to allow the Region to service the existing sewer line.

The sale of this land to us would greatly benefit the Township, as it would provide a source of funds to the Township. This would allow the Township to use the funds for other more pressing projects throughout the Township.

If the land were to continue being owned by the Township, it would be responsible for the upkeep of the land. Since we have moved into our house (December 2010) the land has been extremely unkempt and has not been maintained whatsoever. It has remained a thick dense brush until recently. It is my understanding that grass will eventually be planted on the land. The land would still need to be maintained and cared for by the Township.

In the event that the Township agreed to sell the land to us, we would ensure that the land would be very well maintained and looked after. It would serve to enhance the beauty of the neighbourhood in which we live. Also, the Township would not be responsible for any of the costs of the upkeep of the property. Lastly, because we would purchase the land subject to the easement and restrictions, we could not build any structures on the land. Therefore there should be no fear by the Township that the land would become an eyesore or not be well maintained.

Although we would not be able to erect any structures on the land, both my wife and I would dearly love to purchase this piece of land. It would greatly increase the enjoyment of our property, as well as ensuring that the land would be well maintained during our ownership.



Thank you for your thoughtful consideration of our request. Should you have any questions prior to the Council meeting on December 5th, both my wife and I would be pleased to speak with you.

Respectfully yours,

Per:

Raymond J. Wrubel
Marlene Griffith Wrubel

PLANNING & DEVELOPMENT	
Township	
File No:	144/11

PLANNING & DEVELOPMENT	
Township	
File No:	4/12



16

Grace Kosch

From: Susan Duke
Sent: December-29-11 8:48 AM
To: Grace Kosch
Subject: wrubel.docx
Attachments: wrubel.docx

Please place in a memo template and forward to the agenda.
There will be attachments including the land sale by-law
A segment of 58M-380 showing block 106.
Susan