

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING MINUTES OF COUNCIL  
MARCH 9, 2020 @ 2:00 P.M.  
CLOSED SESSION FOLLOWING REGULAR MEETING OF COUNCIL  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Steve McCabe  
Dan Yake**

**Members Absent:**

**Councillor: Sherry Burke  
Lisa Hern**

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Recreation Services Manager:</b>	<b>Tom Bowden</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>

**CALLING TO ORDER – Mayor Lennox**

**ADOPTION OF THE AGENDA**

RESOLUTION: 2020-078

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT the Agenda for the March 9, 2020 Regular Meeting of Council be accepted and passed.*

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Yake declared a pecuniary interest regarding item 5a. Report OPS2020-010 and By-law 027-20 as contained in the Minutes of the February 24, 2020 Regular Council Meeting as they pertain to items concerning his employer, Ontario Clean Water Agency (OCWA).

**O'CANADA**

**COUNTY COUNCIL UPDATE**

Steve O'Neill, County of Wellington Councillor, Ward 4

County Councillor O'Neill provided the following updates:

- The Solid Waste Services Committee will receive a staff information report on single use plastics at their March 10<sup>th</sup> meeting. The Federal Government intends to ban single use plastics in 2021.
- The "Recycle Coach" app is now available for mobile phones and tablets and provides information and schedules related to solid waste services. Organic pickup information will be available as we get closer to the July 2020 organic collection startup.

- Progress in ongoing to open phase 2 for acceptance of material in 2020 at the Riverstown Landfill.
- Wellington County received \$12 million from the Province for rural high-speed internet. A Request for Proposal was issued and in January contracts for 4 projects in Wellington County were awarded. One project has a fibre trunk stopping south of Arthur on Highway 6.
- The County ridesharing service, Ridewell, started October 1, 2019. Ridership is slowly growing. January had 252 rides and February had 269. Ten rides had to be cancelled because of the two-day storm at the end of February. Staff are meeting with community groups throughout the County to explain and promote the service. Other payment options are being explored as some people are reluctant to use their credit card online, over the phone or through the app. Discussions are ongoing with employers to see if a fit can be found to help get employees to work using the service.
- The County set up an attainable housing strategy working group. The first meeting will be held in March. Mayor Lennox is a member of the group.
- The Province allows photo radar to be used by municipalities in school and community safety zones. Photo Radar was discussed at the Police Services Board meeting in January and staff were directed to prepare a report on the financial implications.
- A working group of councillors, staff and architects have been meeting regarding Continuum of Care to plan details on costing, income, expenses, debt levels and physical layout to present at the April 8<sup>th</sup> Committee meeting. County Council will discuss this at a future meeting and decide if they are willing to proceed.
- Councillor O'Neill thanked Wellington North staff and Council for organizing the Mayor's Charity Bonspiel.

## PRESENTATIONS

### a. Wightman Communications Presentation

Rob Figliuzzi, President and CEO, appeared before Council to present Fibre To The Home (FFTH) Project Overview. Mr. Figliuzzi announced a \$6 million project over two years for a Fibre To The Home project for the urban area of Arthur that will cover approximately 1,100 building parcels and apartment units. The Wightman Communication presentation is attached as an addendum to the minutes.

### b. Frey Communications

- Cybersecurity and MSP Perspective

Ken and Alicia Frey appeared before Council to present information about Cybersecurity and the MSP Perspective.

Cybersecurity is a framework of people, technology, processes and policies which is designed to protect computer systems, users and the information they contain from digital attacks. Threats to worry about include email, USB sticks, computers, vendor access, software, employees, etc. At the most basic cybersecurity level, treat every "THING" as a threat. Any "thing" that connects to the network should meet the cybersecurity framework that includes IT control, visibility on the network, behavior on the network, multi-factor authentication for Cloud software, ongoing maintenance and security measures, business need vs. risk and documentation. Threat tiers include end user, hardware, network, administration, and partner. A review of current

cybersecurity initiatives in place, ransomware and recovery, items for consideration and possible areas of exposure were presented.

- c. Wellington North Recreation Department
- A Look Back At 2019

Matthew Aston, Director of Operations; Mandy Jones, Community Recreation Coordinator; and Tom Bowden, Recreation Services Manager provided a look back at the achievements in the recreation department in 2019.

#### **ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING**

- Court of Revision, February 24, 2020 (Drain 2 Martin) amended
- Court of Revision, February 24, 2020 (Murphy Drain)
- Regular Meeting of Council, February 24, 2020

Councillor Yake did not vote on the motion to adopt the minutes as he had previously declared a pecuniary interest in the minutes of the Regular Meeting of Council held on February 24, 2020.

RESOLUTION: 2020-079

Moved: Councillor McCabe

Seconded: Mayor Lennox

*THAT the minutes of the Court of Revision (Drain 2, Martin) as amended, Court of Revision (Murphy Drain) and the Regular Meeting of Council held on February 24, 2020 be adopted.*  
CARRIED

#### **BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL**

There was no business arising from previous meetings of Council.

#### **COUNCIL OPEN FORUM**

Natural Gas expansion and Broadband development. Discussion points: Importance, funding, prioritization, additional resources needed for response

70% of our population is already served with these services because they live in the urban areas. The Province is working to have natural gas more readily available for Ontario residents. Natural gas expansion with Union Gas was not previously pursued because it did not look possible. Enbridge is waiting for the Township to put together an expression of interest. It was felt that this is outside of staff's day to day duties.

Council agreed that broadband development in the rural areas is a higher priority than natural gas expansion; but questioned what role of the municipality should be. Should the municipality provide this utility or partner for it? Could Wellington North be on the forefront of rural broadband and be a leader in servicing the rural area? Council would have to be willing to commit resources to achieve this.

Mayor Lennox provided information about a company called Quadro Communications that delivers fibre optics to every rural residence within their area. It is an independent telecommunications company using a co-operative business model providing service to its members.

5G is not a feasible option as it would require a tower every 200 metres. Fibre optic is the solution for our community. In the rural area it would be a monopoly and would come with substantial cost. In Mount Forest and Arthur there are options with Bell, Eastlink and Wightman. Telephone in the rural areas is provided by one supplier and a lot of people in

the rural areas have dropped landlines because they have become unreliable. Competition in the rural area is not going to happen. Providing rural broadband is challenging with no economies of scale. Would we want to partner with a distributor? A partner would be necessary because Wellington North does not have the funds to cover the astronomical cost.

Our MPP has issued an invitation to a rural roundtable on March 13. This topic should be included in the agenda for discussion.

#### **IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

1f, 2a, 4b, 5a

#### **ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION**

RESOLUTION: 2020-080

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT all items listed under Items for Consideration on the March 9, 2020 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted.*

*THAT Council of the Corporation of the Township of Wellington North receive the Saugeen Valley Conservation Authority Meeting, December 11, 2019 and 2020 Authority Meeting Schedule.*

*THAT Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Summary of General Membership Annual General for the meeting held on February 28, 2020.*

*THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Association Meeting held on February 25, 2020.*

*THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable meeting held on February 20, 2020.*

*THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation, Parks and Leisure Committee meeting held on February 21, 2020.*

*THAT Council of the Corporation of the Township of Wellington North endorse the Recreation, Parks and Leisure Committee as the design approval authority for new recreation, parks and leisure assets in Wellington North, subject to Council's final approval, as recommended by the Recreation, Parks and Leisure Committee.*

*THAT Council of the Township of Wellington North receive DC Report 2020-011 being a report on Consent Application (Lot Line Adjustment) B22-20 known as Part Lot 27, Concession 6, in the former geographic Township of Arthur.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B22-20 as presented with the following conditions:*

- THAT Payment be made of the fee of \$130.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for a letter of clearance;*
- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;*

- *THAT the owner enter into an agreement apportioning future maintenance costs on Rhame Drain; and*
- *THAT the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment of the above mentioned drain.*

*AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.*

*THAT Council of the Corporation of the Township of Wellington North receive the Economic Development Officer Community Improvement Program report EDO 2020-005; AND FURTHER THAT Council approve Façade Improvement Grants:*

- *\$2,500 to Boggs Financial @ 197A George Street in Arthur*
- *\$1,872 to the M.F. Chamber of Commerce @ 248 Main Street North in Mount Forest.*

*THAT the Council of the Corporation of Township of Wellington North receive the Cheque Distribution Report dated March 2, 2020.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2020-013 being a report on the 2020 procurement of a loader;*  
*AND FURTHER THAT the Township of Wellington North award the supply of the 2020 loader to Brandt Tractor at a net cost of \$259,488.00 and the allocated funds from the 2020 capital budget be used to purchase.*

CARRIED

#### **CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION AND ADOPTION**

RESOLUTION: 2020-081

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation, Parks and Leisure Committee meeting held on March 3, 2020.*

*AND WHEREAS the Recreation, Parks and Leisure Committee does not support providing municipal land for storage;*

*BE IT RESOLVED THAT the Council of the Corporation of the Township of Wellington North direct staff to pursue the development of Site Plans for the Arthur & Area Community Centre Fairgrounds and the Mount Forest & District Sports Complex grounds, as recommended by the Recreation, Parks and Leisure Committee.*

CARRIED

RESOLUTION: 2020-082

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT Council of the Township of Wellington North receive DC Report 2020-010 being a report on Consent Application (Right of Way) B65-12 known as Part of Park Lot 2, North of Catherine Street, Crown Survey geographic Village of Arthur.*

*AND FURTHER THAT; Council recommend deferral of this application until further discussion with municipal staff regarding the development of the adjacent lands can be addressed.*

*AND FURTHER THAT Should the Planning & Land Division Committee approve the consent as proposed on application B65-12, the following matters are to be addressed as conditions of approval:*

- THAT Payment be made of the fee of \$130.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for a letter of clearance;*
- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;*
- THAT the lands benefiting from this easement be rezoned to restrict any development until such time that a comprehensive concept can be reviewed.*

*AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.*

**CARRIED**

**RESOLUTION: 2020-083**

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2020-04 being a report on Development and Community Benefits Charges;*

*AND FURTHER THAT Council direct staff to move \$20,000 from the Wellington North Admin DC Reserve Fund, and \$5,440 from the Tax Rate Stabilization Reserve to a capital project to fund the preparation of an updated short-form Development Charge (DC) background study & By-law, and Community Benefit Charge (CBC) implementation strategy & By-law;*

*AND FURTHER THAT the requirement for a competitive process detailed within the Purchasing and Procurement Policy (Policy #003-18) for the direct purchase of services from DFA Infrastructure International Inc. be waived.*

**CARRIED**

**RESOLUTION: 2020-084**

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2020-012 being a report on the Township's sewage allocation policy;*

*AND FURTHER THAT Council direct staff to bring an authorizing by-law for the revised sewage allocation policy, presented as Schedule A, to a future meeting of Council;*

*AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law for the sewage allocation policy at a future meeting of Council.*

**CARRIED**

## **NOTICE OF MOTION**

No notice of motion tabled.

## COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake (Ward 1):

- Update on hospital expansion project. The old parking lot is now closed. There are new entrances and signage to help people navigate around construction site.

Councillor McCabe (Ward 4):

- attended the hospital expansion info night. It is amazing what they are going to do while maintaining business.
- will be attending the Chamber of Commerce meetings on March 10th in Councillor Hern's absence.

## BY-LAWS

- a. By-law Number 011-20 being a Provisional Drain By-law to provide for the construction of Murphy Drainage Works.

RESOLUTION: 2020-085

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT By-law Number 011-20 being a Provisional Drain By-law to provide for the construction of Murphy Drainage Works be read a Third time and enacted.*

CARRIED

- b. By-law Number 029-20 being a by-law to authorize the execution of a Transfer Payment Agreement between Her Majesty The Queen In Right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the Township of Wellington North (Municipal Modernization Fund)

RESOLUTION: 2020-086

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT By-law Number 029-20 being a by-law to authorize the execution of a Transfer Payment Agreement between Her Majesty The Queen In Right of Ontario as represented by the Minister of Municipal Affairs and Housing and The Corporation of the Township of Wellington North (Municipal Modernization Fund) be read a First, Second and Third time and enacted.*

CARRIED

Mayor Lennox recessed the meeting at 4:10 p.m. and reconvened the meeting at 4:18 p.m.

## CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically:

- (l) If a meeting is held for the purpose of educating or training the members AND at the meeting, no member discusses otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee;

RESOLUTION: 2020-087

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 4:19 pm that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:*

*(I) If a meeting is held for the purpose of educating or training the members AND at the meeting, no member discusses otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee;*

1. **REPORTS**
    - a. *2020 Strategic Priorities – Presentation by Chief Administrative Officer*
  2. **REVIEW OF CLOSED SESSION MINUTES**
    - *February 24, 2020*
  3. **RISE AND REPORT FROM CLOSED MEETING SESSION**
- CARRIED**

**RESOLUTION: 2020-088**

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 5:22 p.m.*

**CARRIED**

**RESOLUTION: 2020-089**

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive for information the 2020 Strategic Priorities presentation by the Chief Administrative Officer.*

*AND FURTHER THAT Council approve the confidential direction to staff.*

**CARRIED**

**RESOLUTION: 2020-090**

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the February 24, 2020 Council meeting.*

**CARRIED**

#### **CONFIRMING BY-LAW NUMBER 030-20**

**RESOLUTION: 2020-091**

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT By-law Number 030-20 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 March 9, 2020 be read a First, Second and Third time and enacted.*

**CARRIED**



## ADJOURNMENT

RESOLUTION: 2020-092

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT the Regular Council meeting of March 9, 2020 be adjourned at 5:23 pm.*

CARRIED

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CLERK

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MAYOR



# Wightman Fibre To The Home Project Overview

**Wightman**

# Wightman's history

- Established in 1908 in Clifford Ontario by Robert Wightman
- Current owners, Paul and Blair Wightman are the 4<sup>th</sup> generation of Wightman ownership
- Offer residential and business communications services of Landline, Internet, TV, Mobility, Business systems
- Serve from Owen Sound to Fergus Elora, Stratford to Orangeville
- Putting people first and treating them right has sustained the business for 112 years



# Wightmans FTTH project history

- 2007 we started our first Fibre To The Home (FTTH) in Mount Forest
- We have since completed Harriston, Palmerston, Listowel, Walkerton, Hanover, Teeswater, Fergus and Elora
- Above represents fibre past 10's of thousands of homes and 100's of thousands of metres of cable
- Currently in year 3 of 4 year project in Stratford
- Majority of our Customers are served by fibre

# Wightmans FTTH technology

Lots of marketing hype to be aware of:

- FTTN is **Fibre To The Node** which then uses old copper or coax for the last mile to the home or business
- Fibre powered – only means there is fibre somewhere in the network
- FTTH is **Fibre To The Home** which is the ultimate connection as it's fibre end to end

## Wightman does FTTH

- We use an Active Ethernet design which has a dedicated fibre from our Technology centre to the home or Business

# FTTH Project Impact

- It is a construction project
  - We have a great record of restoring to pre-construction state
  - We recognize that a homeowner upset with construction restoration likely won't become a Customer so we take extraordinary care
  - Our method is flush to grade so no unsightly pedestals on lawns
  - Does not require road closures – one side of the street at a time
  - Lots of communications to residents concerning the project and imminent activity in their areas
  - Check out our website for more details:

<https://wightman.ca/blog/2019/06/stratford-construction-updates>



# FTTH Project Values

- A \$6 Million project
- This is a facility based project – we won't be wholesaling a current providers services – it's a long term investment in the community
- Internet is a valuable utility – usefulness is a derivative of the throughput of the service – fibre provides far superior throughput
- Studies available showing the value of a residential house increases by 3 to 5% if they have access to fibre communication services
- Real Estate is adding “fibre availability” to their listings
- Enormous economic impact to the commercial & industrial sector with access to fibre
- Availability of fibre is key to Home Office Telecommuters support within a community
- Wightman community charitable activities - we focus on Youth, Education and Health care
- Community participation – Chambers and BIA's

# Arthur Specifics

- A \$6 Million project over 2 years
- Cover town urban area
- Approximately 1,100 building parcels and apartment units

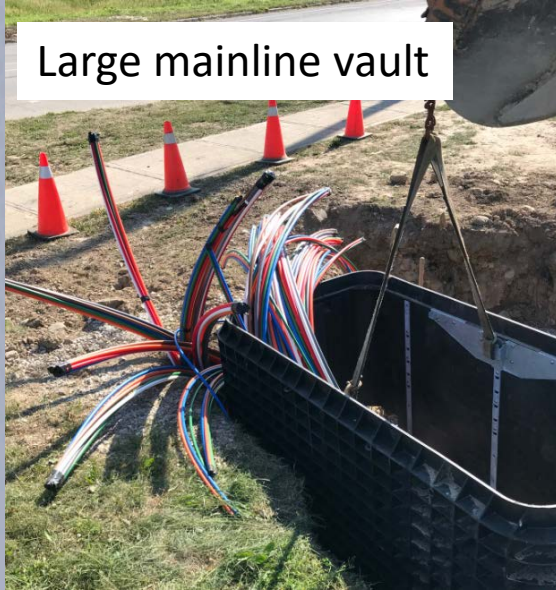
## Next Steps

- Start Marketing campaign for signups
- Acquire land for our POP (Point of Presence)
- Survey lot frontages
- Complete fibre design
- Start mainline construction
- Start POP building construction
- Start service drops to homes and businesses
- Install services



# View of Construction techniques

Large mainline vault



Mainline directional drilling



Completed vault

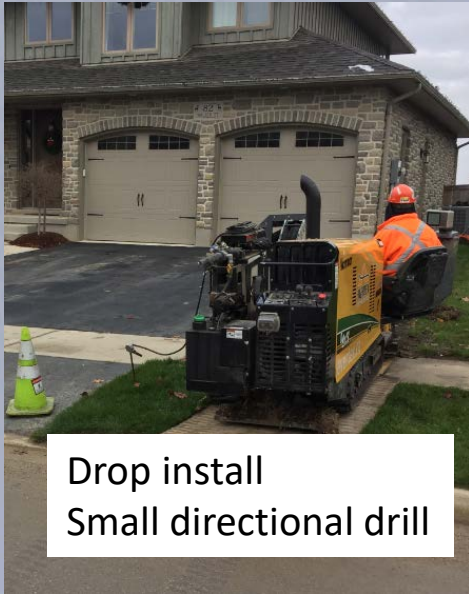


Vac Truck - Warm water & vacuum to expose sensitive underground areas





# Fibre Drop & Home installs



March 10, 2020

# Sales Offices



Hanover



Fergus



Clifford



Stratford

Exterior

Interior





# Mock-up Arthur retail location



Thank you