

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA SPECIAL COUNCIL MEETING
MARCH 25, 2020 @ 7:00 P.M.
REMOTE PARTICIPATION VIA CONFERENCE CALL**

**PAGE
NUMBER**

CALLING TO ORDER – Mayor Lennox

DISCLOSURE OF PECUNIARY INTEREST

ADOPTION OF BY-LAW

By-law Number 031-20 being a By-law to amend By-law 024-19 being a by-law for governing the calling, place and proceedings of meetings 001

Recommendation:

THAT By-law Number 031-20 being a by-law to amend By-law 024-19 being a by-law for governing the calling, place and proceedings of meetings be read a First, Second and Third time and enacted.

ADOPTION OF AGENDA

Recommendation:

That the Agenda for the March 25, 2020 Special Council Meeting be accepted and passed.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- Regular Meeting of Council, March 9, 2020 003

Recommendation:

THAT the minutes of the Regular Meeting of Council held on March 9, 2020 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. Planning Report prepared by Jessica Rahim, Planner, dated March 11, 2020, regarding proposed Part Lot Control Exemption for Dingwall Investments Inc., Lot 25, Plan 61M-218, 121-123 Sarah Road, Township of Wellington North (Mount Forest) 024

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jessica Rahim, Planner, dated March 11, 2020, regarding proposed Part Lot Control Exemption for Dingwall Investments Inc., Lot 25, Plan 61M-218, 121-123 Sarah Road, Township of Wellington North (Mount Forest)

2. Report PW 2020-014 being a report on the award for construction of Fergus Street South Project 026

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2020-14 being a report on the award for construction of Fergus Street South Project;

AND FURTHER THAT Council of the Township of Wellington North award Part 1, Part 2 and provisional items of the tender to Moorefield Excavating Ltd. at a cost of \$902,635.70 plus applicable taxes;

AND FURTHER THAT Council direct staff to fund the \$31,000 difference between the Moorefield Excavating Ltd. tender for Fergus Street South and the estimated cost using surplus funds from the Georgina Street, King Street East Sidewalk, Eastview Drive Sidewalk and Domville Street (Watermain) projects;

AND FURTHER THAT Council award Part 3 of the tender to Moorefield Excavating Ltd. at a cost of \$20,787.70 plus applicable taxes to be funded from the Roads – Roadside Maintenance Material and Supply budget;

AND FURTHER THAT Council decline to award Part 4 of the tender.

3. Report PW 2020-015 being a report on the award for construction of Georgina Street Project

Recommendation:

030

THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2020-015 being a report on the award for construction of Georgina Street project;

AND FURTHER THAT the Council of the Township of Wellington North award Section 1, Section 2, Section 4 and Section 5 of the tender to Moorefield Excavating Ltd. at a cost of \$1,090,283.59 plus applicable taxes;

AND FURTHER THAT Council decline to award Section 3 of the tender.

NOTICE OF MOTION

BY-LAWS

- a. By-law Number 032-20 being a by-law to exempt lands from Part Lot Control Dingwall Investments Inc. (121/123 Sarah Rd) 036

Recommendation:

THAT By-law Number 032-20 being a by-law to exempt lands from Part Lot Control Dingwall Investments Inc. (121/123 Sarah Rd.) be read a First, Second and Third time and enacted.

CONFIRMING BY-LAW NUMBER 033-20

038

Recommendation:

THAT By-law Number 033-20 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 25, 2020 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of March 25, 2020 be adjourned at __:__.pm.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 031-20

BEING A BY-LAW TO AMEND BY-LAW 024-19 BEING A PROCEDURE BY-LAW FOR GOVERNING THE CALLING, PLACE AND PROCEEDINGS OF MEETINGS OF COUNCIL AND ITS COMMITTEES.

WHEREAS the Council of the Township of Wellington North wishes to amend By-law 024-19 being a by-law for governing the calling, place and proceedings of meetings; and that the procedure by-law shall provide for public notice of meetings,

NOW THEREFORE the Council of the Township of Wellington North hereby enacts the following:

The following clauses be added:

DEFINITIONS

“Electronic Device” means computers, cellphones, smartphones, personal digital assistants, smartwatches, tablets, voice recorders, cameras or any other similar device.

ELECTRONIC PARTICIPATION

During any period where an emergency in any part of or all of the municipality has been declared by the municipal Head of Council, or the Premier, Cabinet under the *Emergency Management and Civil Protection Act*, the following meeting provisions shall be permitted:

Remote participation in open and closed meetings of Council by members and staff on any electronic device platform that is deemed suitable by the Clerk.

During such period of a declared emergency, all members participating in an electronic open or closed meeting shall be counted as quorum.

All votes shall be recorded votes in the case of teleconferenced meetings and a show of hands in video enabled meetings or a combination thereof.

All minutes and by-law shall be signed by electronic methods if the Clerk deems it necessary.

Members of the public and press may be restricted from attending a Council meeting called under a declared emergency to protect the health and safety of all individuals and security of property.

**READ A FIRST, SECOND, THIRD TIME AND
FINALLY PASSED THIS 25th DAY OF MARCH, 2020**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

**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:

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

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 10th 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 8th 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:

(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;

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

CLERK

MAYOR



Wightman Fibre To The Home Project Overview

Wightman

Wightman's history

013

- Established in 1908 in Clifford Ontario by Robert Wightman
- Current owners, Paul and Blair Wightman are the 4th 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 history⁰¹⁴

- 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 technology⁰¹⁵

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

016

- 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>



- 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

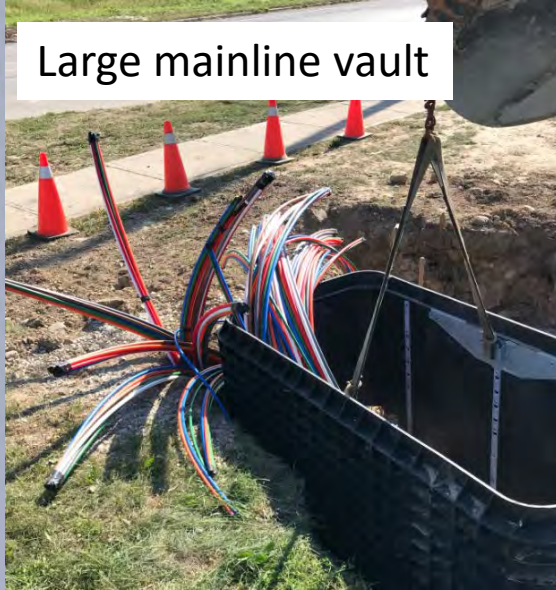
- A \$6 Million project over 2 years
- Cover town urban area
- Approximately 1,100 building parcels and apartment units

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

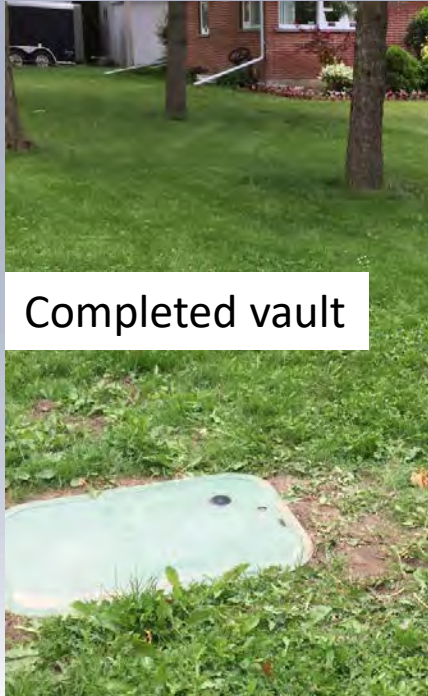
Large mainline vault



Mainline directional drilling



Completed vault

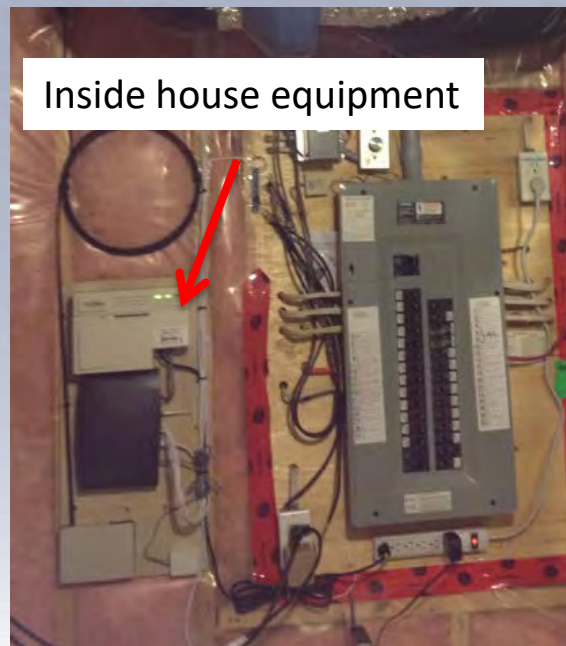
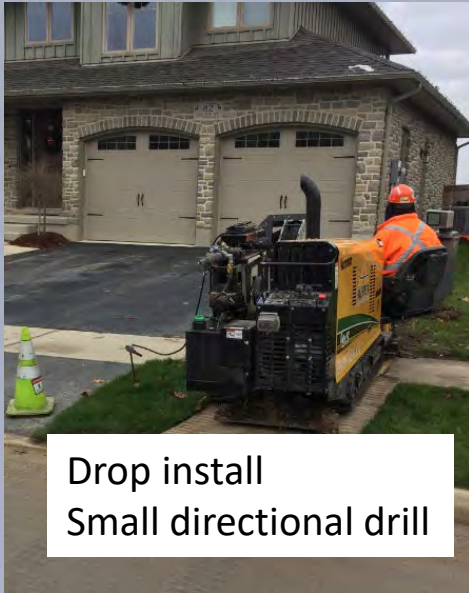


Vac Truck - Warm water & vacuum to expose sensitive underground areas



Fibre Drop & Home installs

020



March 10, 2020

Sales Offices

021



Hanover



Fergus



Clifford



Stratford

Exterior

Interior



March 10, 2020

Mock-up Arthur retail location



Thank you



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: March 11, 2020
TO: Mayor and Council
 Township of Wellington North
FROM: Jessica Rahim, Planner
 County of Wellington
SUBJECT: **Owner: Dingwall Investments Inc.**
Property: Lot 25, Plan 61M-218
121-123 Sarah Road
Township of Wellington North (Mount Forest)
Part Lot Control Exemption Application

The purpose of this proposed part lot control exemption is to allow for the division and conveyance of 2 semi-detached units on separate lots. The semi-detached dwelling is under construction.

A draft reference plan (attached as Schedule 1 to this report) has been submitted showing the divided semi-detached units. The applicant will need to finalize and deposit the reference plan prior to final approval being granted by the County.

The subject land is designated Residential in the Official Plan and is zoned Medium Density Residential (R2). A minor variance (application A03/20) was granted by the Township to allow for the construction of a semi-detached dwelling (2 units) with a reduced rear yard setback of 7.4 m (24.3 ft) whereas the by-law requires 7.6 m (24.9 ft) and an increased lot coverage of 47.5 %, whereas the by-law requires 45%.

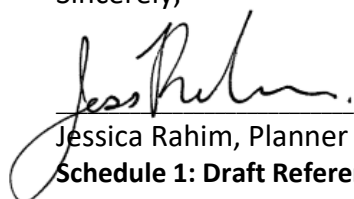
The lot areas and lot frontages for the semi-detached units appear to comply with the zoning by-law requirements for semi-detached dwellings.

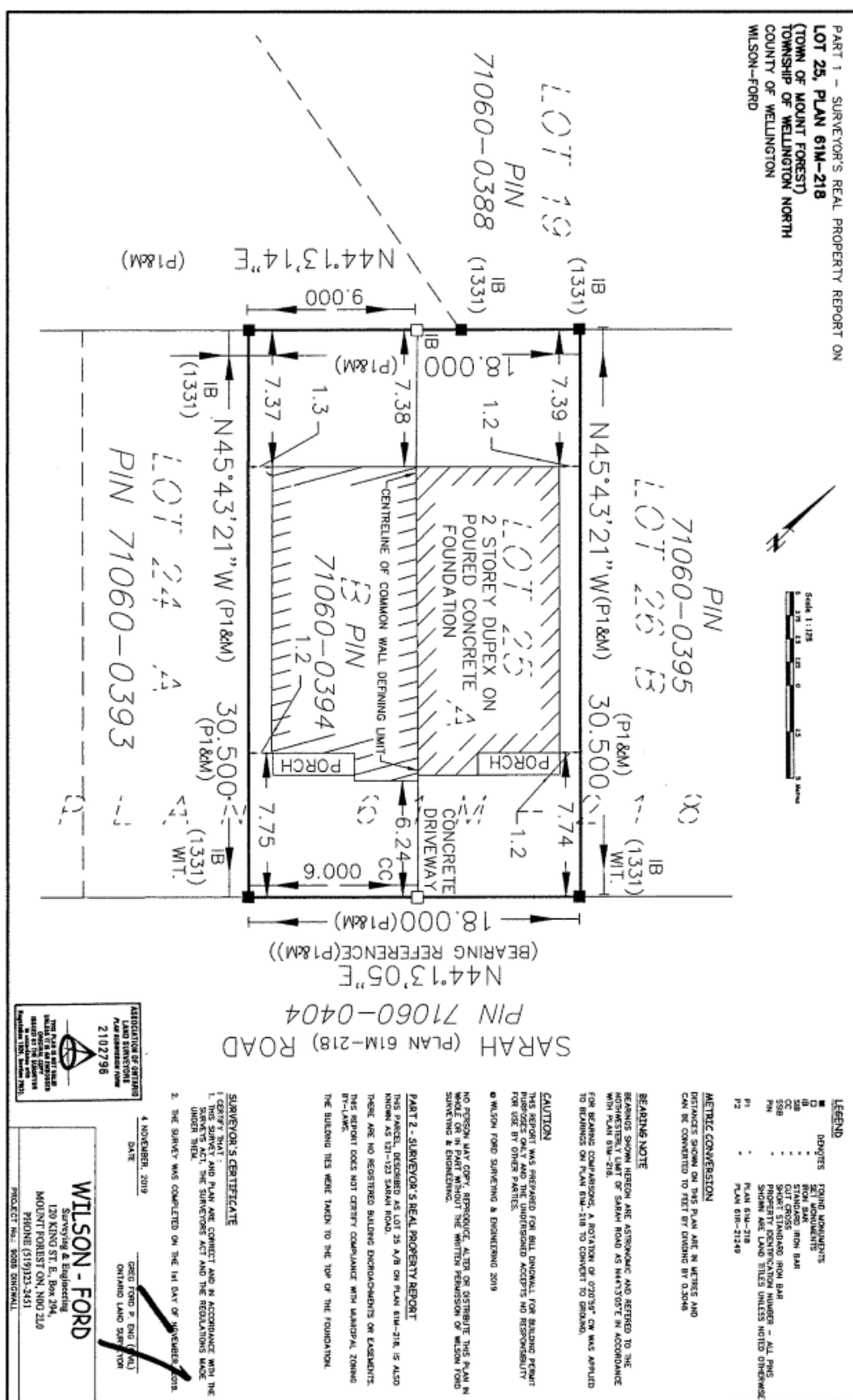
The division of land is consistent with Provincial Policy and would conform to the applicable policies of the County Official Plan.

The corresponding by-law with a full legal description of the parcel is listed on the agenda for Council's consideration. Once the By-law is approved by Council it will be forwarded to the County for registration.

Respectfully submitted
 County of Wellington Planning and Development Department

Sincerely,


 Jessica Rahim, Planner
Schedule 1: Draft Reference Plan





WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of March 25, 2020

From: Matthew Aston, Director of Operations

Subject: OPS 2020-014 being a report on the award for construction of Fergus Street South project

RECOMMENDATION

THAT Report PW 2020-014 being a report on the award for construction of Fergus Street South project be received;

AND FURTHER THAT Council of the Township of Wellington North award Part 1, Part 2 and provisional items of the tender to Moorefield Excavating Ltd. at a cost of \$902,635.70 plus applicable taxes;

AND FURTHER THAT Council direct staff to fund the \$31,000 difference between the Moorefield Excavating Ltd. tender for Fergus Street South and the estimated cost using surplus funds from the Georgina Street, King Street East Sidewalk, Eastview Drive Sidewalk and Domville Street (Watermain) projects;

AND FURTHER THAT Council award Part 3 of the tender to Moorefield Excavating Ltd. at a cost of \$20,787.70 plus applicable taxes to be funded from the Roads – Roadside Maintenance Material and Supply budget;

AND FURTHER THAT Council decline to award Part 4 of the tender.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

2020 Capital Budget

BACKGROUND

Detailed design work for the reconstruction of the Fergus Street South project in Mount Forest was completed by B.M. Ross and Associates Limited (BM Ross). The request for tender was advertised in the Wellington Advertiser on February 13th, 2020 and the Township website. The tender closed March 4, 2020.

The Township received two submissions prior to tender close. BM Ross provided the letter attached as Schedule A in support of awarding this project to Moorefield Excavating Ltd.

The contract involves removal of existing asphalt, earth excavation, granular base, hot mix asphalt, storm sewer, sanitary sewer, watermain, concrete sidewalks, concrete curb and gutter.

An open house meeting to discuss the implications for residents while construction occurs will be held following Council's award of this contract.

FINANCIAL CONSIDERATIONS

Fergus Street South (Part 1, Part 2 and Provisional Items)*			
	Budget	Tender	Difference
Roads	\$450,000	\$478,500	+\$28,500
Sanitary	\$310,000	\$321,500	+\$11,500
Water	\$260,000	\$251,000	-\$9,000
Total	\$1,020,000	\$1,051,000	+\$31,000

685 Queen Street West – Ditch Work (Part 3)*	
Budget (Acct 1-10-30-110-5200)	Tender
\$40,000	\$20,789.70

*- All prices shown exclude applicable taxes.

ATTACHMENTS

Schedule A – Letter from B.M. Ross and Associates Limited

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

☒ Yes

☐ No

☐ N/A

Which priority does this report support?

☐ Modernization and Efficiency

☐ Partnerships

☒ Municipal Infrastructure

☐ Alignment and Integration

Prepared By: Matthew Aston, Director of Operations

Recommended By: Michael Givens, Chief Administrative Officer *Michael Givens*

**B. M. ROSS AND ASSOCIATES LIMITED****Engineers and Planners**

Box 1179, 206 Industrial Drive

Mount Forest, ON, Canada N0G 2L0

p. (519) 323-2945 • f. (519) 323-3551

www.bmross.net

File No. 12153

March 6, 2020

Mr. Adam McNabb, Director of Finance/Treasurer

Township of Wellington North

7490 Sideroad 7 W, P.O. Box 125

Kenilworth, ON N0G 2E0

RE: Fergus Street Reconstruction, Contract No. 12153
Tender Results

Tenders were received on March 4, 2020, for the reconstruction of Fergus Street, from Wellington Street to King Street (Part 1 + Part 2 + Provisional Items). It also includes a small section of storm sewer on Queen Street West (Part 3) and a water valve replacement on Durham Street East (Part 4). The results of the tender are summarized by the following table:

Tenderer	Tendered Amount
Moorefield Excavating Ltd.	\$1,059,042.10
Kurtis Smith Excavating Inc.	\$1,188,760.00

All of the tenders were checked. All tenders were properly signed and each was submitted with the specified tender deposit and Agreement to Bond.

The Fergus Street Reconstruction portion of the tender (Part 1 + Part 2 + Provisional Items) totals \$902,635.70 + HST. Part 3 and Part 4 are optional tender items, to be reassessed by the Township when reviewing tenders, and all or any of these Parts may be deleted. Queen Street storm sewer work (Part 3) totals \$20,789.70 + HST. Durham Street East water valve replacement (Part 4) totals \$13,780.00 + HST. Upon review with Township staff, it was decided that Part 4 should be deleted from the contract. Therefore, the revised total tender amount for the low bidder is \$923,425.40 + HST, for a total amount of \$1,043,470.70 (HST included). The deletion of Part 4 does not alter the position of the bidders.


Since the lowest tender is acceptable contractually, and the tenderer is experienced in road reconstruction work, further analysis is limited to the lowest bid. We therefore recommend that this contract be awarded to Moorefield Excavating Ltd. for a total revised tender sum of **\$1,043,470.70 (Part 4 deleted)**.

Please retain the two tender deposits until the contracts are formally signed.

If you have any questions, please contact us.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per  _____
Frank Vanderloo, P. Eng.



WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of March 25, 2020

From: Matthew Aston, Director of Operations

Subject: OPS 2020-015 being a report on the award for construction of Georgina Street project

RECOMMENDATION

THAT Report PW 2020-015 being a report on the award for construction of Georgina Street project be received;

AND FURTHER THAT the Council of the Township of Wellington North award Section 1, Section 2, Section 4 and Section 5 of the tender to Moorefield Excavating Ltd. at a cost of \$1,090,283.59 plus applicable taxes;

AND FURTHER THAT Council decline to award Section 3 of the tender.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

2020 Capital Budget

BACKGROUND

Detailed design work for the reconstruction of the Georgina Street project in Arthur was completed by Triton Engineering Services Limited (Triton). The request for tender was advertised in the Wellington Advertiser on February 27th, 2020 and the Township website. The tender closed March 12, 2020.

The Township received two submissions prior to tender close. Triton provided the letter attached as Schedule A in support of awarding this project to Moorefield Excavating Ltd.

The contract involves removal of existing asphalt, earth excavation, granular base, hot mix asphalt, storm sewer, sanitary sewer, watermain, concrete sidewalks, concrete curb and gutter on Georgina Street (Section 1). The tender also included sidewalk installation on King Street East (Section 2), Eastview Drive (Section 3) and watermain replacement on Domville Street in Arthur (Section 4).

An open house meeting to discuss the implications for residents while construction occurs will be held following Council's award of this contract.

FINANCIAL CONSIDERATIONS

Summary of Entire Tender:

SUMMARY	Moorefield Tender	2020 Capital Budget	Recommended for Approval
TOTAL - SECTION 1 --- GEORGINA STREET (ARTHUR)	\$783,042.59	\$1,119,483.00	\$783,042.59
TOTAL - SECTION 2 --- KING STREET (MOUNT FOREST)	\$42,115.00	\$55,000.00	\$42,115.00
TOTAL - SECTION 3 --- EASTVIEW DRIVE (ARTHUR)	\$50,245.00	\$25,000.00	NA
TOTAL - SECTION 4 --- DOMVILLE STREET (ARTHUR)	\$240,886.00	\$245,000.00	\$240,886.00
TOTAL - SECTION 5 --- MISCELLANEOUS	\$24,240.00	\$24,240.00	\$24,240.00
TOTAL CONTRACT PRICE (Excluding H.S.T.)	\$1,140,528.59	\$1,468,723.00	\$1,090,283.59

Georgina Street (Section 1)*						
	Budget	Tender	Engineering	Contingency	Net HST	Difference
Roads	\$499,579	\$548,144.10	67,900	67,900	12,037	196,402
Sanitary	\$323,752	\$132,571.49	16,422	16,422	2,911	-155,425
Water	\$296,152	\$102,327	12,675	12,675	2,247	-166,227
Misc (Section 5)		\$24,240	3,003	3,003	532	30,778
Total	\$1,119,483	\$807,283	100,000	100,000	17,728	-94,472
King Street East (Section 2)*						
	Budget	Tender	Engineering	Contingency	Net HST	Difference
Sidewalk	\$55,000	\$42,115	\$0	\$0	\$741	-12,144
Eastview Drive (Section 3)*						
	Budget	Tender	Engineering	Contingency	Net HST	Difference
Sidewalk	\$25,000	\$50,245	\$0	\$0	\$884	26,129
Domville Street (Section 4)*						
	Budget**	Tender	Engineering	Contingency	Net HST	Difference
Watermain	\$245,000	\$240,886	\$0	\$0	\$4,240	126

*- All prices shown exclude applicable taxes.

** - Additional capital budget is available as result of deferred 2019 capital project.

ATTACHMENTS

Schedule A – Letter from Triton Engineering Services Limited

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

☒ Yes

☐ No

☐ N/A

Which priority does this report support?

- ☐ Modernization and Efficiency
- ☒ Municipal Infrastructure
- ☐ Partnerships
- ☐ Alignment and Integration

Prepared By:

Matthew Aston, Director of Operations

Recommended By:

Michael Givens, Chief Administrative Officer *Michael Givens*



105 Queen Street West, Unit 14
 Fergus
 Ontario N1M 1S6
 Tel: (519) 843-3920
 Fax: (519) 843-1943
 Email: info@tritoneng.on.ca

ORANGEVILLE • FERGUS • GRAVENHURST • HARRISTON

March 17, 2020
Revised March 20, 2020

Township of Wellington North
 7490 Sideroad 7 West
 KENILWORTH, Ontario
 N0G 2E0

ATTENTION: Matthew Aston, C.E.T., LET, MBA
 Director of Operations

RE: TOWNSHIP OF WELLINGTON NORTH
 RECONSTRUCTION OF GEORGINA STREET,
 ARTHUR, INSTALLATION OF SIDEWALK KING
 STREET, MOUNT FOREST AND EASTVIEW
 DRIVE, ARTHUR, DOMVILLE STREET
 WATERMAIN REPLACEMENT, ARTHUR
 CONTRACT NO. 5978-20
 OUR FILE: M5978A

Dear Sir:

Tenders for this project were received and opened in the Township offices shortly after 2:00 p.m. on Thursday, March 12, 2020.

Township staff (Adam McNabb, Dale Clark, Christine Quirke, and Corey Schmidt), Triton Engineering Services Ltd. staff (David Donaldson and Lindsay Scott) and Contractor Representatives were present for tender opening.

The Tenders received are as follows:

<u>CONTRACTOR</u>		<u>TENDER PRICE</u>
MOOREFIELD EXCAVATING LTD.	HARRISTON	\$ 1,140,528.49 (1,140,528.59)
DREXLER CONSTRUCTION LIMITED	ROCKWOOD	\$ 1,495,000.00 (1,498,200.00)

The Tenders received have been checked for errors and omissions. Mathematical errors were found in the tender submitted by Moorefield Excavating Ltd. (Harriston) and Drexler Construction Limited (Rockwood). The corrected prices are shown in brackets.

Reconstruction of Georgina Street, Arthur portion of the tender (Section 1) totals \$783,042.59 + HST. Installation of Sidewalk on King Street East, Mount Forest portion of the tender (Section 2) totals \$42,115.00 + HST. Installation of Sidewalk on Eastview Drive, Arthur portion of the tender (Section 3) totals \$50,245.00 + HST. Watermain Replacement on Domville Street, Arthur portion of the tender (Section 4) totals \$240,886.00 + HST. Miscellaneous portion of the tender (Section 5) totals \$24,240.00 + HST. Upon review, the Township has decided to delete Section 3 from the Contract. Therefore, the revised total tender amount for Moorefield Excavating is \$1,090,283.59 + HST. The deletion of Section 3 does not alter the position of the low bidder.

Based on the above, and the Contractor's experience on similar projects, we recommend that the contract be awarded to Moorefield Excavating Ltd. for the *revised* amount of \$1,090,283.59 (Section 3 deleted).

Attached for your information is a *revised* overall cost breakdown summary for the project including: Moorefield Excavating Ltd. tender prices; contract administration and construction observation, including geotechnical and material testing; and a contingency allowance.

We trust that this information is satisfactory for your present requirements and should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

TRITON ENGINEERING SERVICES LIMITED



Paul F. Ziegler, C.E.T

Encl.

cc: Adam McNabb, Director of Finance/Treasurer, Township of Wellington North

March 17, 2020
 Revised March 20, 2020

TOWNSHIP OF WELLINGTON NORTH

RECONSTRUCTION OF GEORGINA STREET, ARTHUR
INSTALLATION OF SIDEWALK KING STREET EAST, MOUNT FOREST AND
EASTVIEW DRIVE, ARTHUR
DOMVILLE STREET WATERMAIN REPLACEMENT, ARTHUR

CONTRACT NO. 5978-20

COST BREAKDOWN SUMMARY

BASED ON TENDER PRICES SUBMITTED BY MOOREFIELD EXCAVATING LTD.

		TENDER PRICE
<u>SECTION 1</u> – GEORGINA STREET, ARTHUR	-	\$ 783,042.59
<u>SECTION 2</u> – KING STREET EAST, MOUNT FOREST	-	\$ 42,115.00
<u>SECTION 3</u> – EASTVIEW DRIVE, ARTHUR – REMOVED \$ 50,245.00		
<u>SECTION 4</u> – DOMVILLE STREET, ARTHUR	-	\$ 240,886.00
<u>SECTION 5</u> – MISCELLANEOUS	-	\$ 24,240.00
TOTAL CONTRACT PRICE (Excluding H.S.T.)	-	\$ 1,090,283.59
CONTINGENCY ALLOWANCE	-	\$ 100,000.00
ENGINEERING (SITE INSPECTION & CONTRACT ADMINISTRATION FOR CONSTRUCTION) INCLUDING GEOTECHNICAL & MATERIAL TESTING (ESTIMATED)	-	\$ 100,000.00
TOTAL ESTIMATED COST (Excluding H.S.T.)	-	\$ 1,290,283.59

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

BY-LAW NUMBER 032-20

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL DINGWALL INVESTMENTS INC. (121/123 SARAH RD)**

WHEREAS:

- A. Subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 (the Act) provides that council may by by-law provide that Subsection (5) does not apply to such land within a registered plan of subdivision as designated by the by-law.
- B. Subsection (7.1) provides that a by-law passed under Subsection (7) does not take effect until it has been approved by the approval authority for purposes of Sections 51 and 51.1 of the Act.
- C. The County of Wellington is the approval authority for the purposes of such sections.
- D. A by-law passed under Subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law.

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

- 1. Subsection 50(5) of the Planning Act shall not apply to the following lands during the time that this by-law is in effect:

Lot 25, Plan 61M-218 Township of Wellington North, County of Wellington
PIN is 71060-0394
- 2. This by-law shall become effective upon the endorsement by The Corporation of the County of Wellington of its said approval of the by-law.

3. This by-law shall expire upon the expiration of three years following the date of its passage by council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 25TH DAY OF MARCH 2020**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 033-20

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS SPECIAL MEETING HELD ON
MARCH 25, 2020**

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

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

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on March 25, 2020 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 25TH DAY OF MARCH, 2020.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK