

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – AUGUST 10, 2020 AT 7:00 P.M.  
VIA WEB CONFERENCING

<https://www.youtube.com/watch?v=ICrtLjwokcQ&feature=youtu.be>

**Members Present:**

**Mayor:** Andrew Lennox  
**Councillors:** Sherry Burke  
Lisa Hern  
Steve McCabe  
Dan Yake

**Staff Present:**

**Chief Administrative Officer:** Michael Givens  
**Director of Legislative Services/Clerk:** Karren Wallace  
**Deputy Clerk:** Catherine Conrad  
**Director of Finance:** Adam McNabb  
**Economic Development Officer:** Dale Small  
**Chief Building Official:** Darren Jones  
**Director of Operations:** Matthew Aston  
**Community Recreation Coordinator:** Mandy Jones  
**Human Resources Manager:** Chanda Riggi  
**Planner:** Matthieu Daoust  
**Senior Planner:** Michelle Innocente

**CALLING TO ORDER**

Mayor Lennox called the meeting to order

**ADOPTION OF THE AGENDA**

RESOLUTION: 2020-238

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT the Agenda for the August 10, 2020 Regular Meeting of Council be accepted and passed.*

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**RECESS TO MOVE INTO PUBLIC MEETING**

RESOLUTION: 2020-239

Moved: Councillor Yake

Seconded: Councillor *Hern*

*THAT the Council of the Corporation of the Township of Wellington North recess the Regular Council Meeting of August 10, 2020 for the purpose of holding a Public Meeting under the Planning Act:*

- Andrew and Cheryl Baker – Minor Variance
- Edward E. Watt – Zoning Amendment

CARRIED

## RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2020-240

Moved: Councillor McCabe

Seconded: Councillor *Burke*

*THAT the Council of the Corporation of the Township of Wellington North resume the August 10, 2020 Regular Meeting of Council.*

CARRIED

## PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETINGS

RESOLUTION: 2020-241

Moved: Councillor *Hern*

Seconded: Councillor *Yake*

*THAT By-law Number 066-20 being a by-law to amend By-law 66-01 being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted. (Part Mill Property Mitchell's Survey, RP 61R20240 (Parts 7 – 3), municipally known as 200 – 240 Francis St. E., geographic Town of Arthur – Edward Watt)*

CARRIED

## ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, July 27, 2020

2. Public Meeting, July 27, 2020

RESOLUTION: 2020-242

Moved: Councillor *Burke*

Seconded: Councillor *McCabe*

*THAT the minutes of the Regular Meeting of Council and the Public Meeting held on July 27, 2020 be adopted as circulated.*

CARRIED

## BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council.

## IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

2a, 2f, 4a

## ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2020-243

Moved: Councillor *Yake*

Seconded: Councillor *Hern*

*THAT all items listed under Items for Consideration on the August 10, 2020 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:*

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the minutes of the Arthur Chamber of Commerce Directors Meeting held on July 21, 2020.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report DC2020-018 being a report on Consent Application (Severance) B46-20 known as Part of Park Lot 3, South Side of Birmingham St., Plan of the Town of Mount Forest.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B46-20 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 a Parkland dedication fee be paid (\$1,000.00/lot or part lot created, in 2020)*
- *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; and*
- *THAT the two chicken barns on the retained lands be removed and the site left in a leveled and cleared condition to the satisfaction of the Chief Building Official and the County of Wellington Planning and Development Department.*

*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 the Council of the Corporation of the Township of Wellington North receive Report DC2020-019 being a report on Consent Application (Severance) B47-20 known as Part of Park Lot 3, South Side of Birmingham St., Plan of the Town of Mount Forest.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B47-20 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 a Parkland dedication fee be paid (\$1,000.00/lot or part lot created, in 2020)*
- *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; and*
- *THAT the two chicken barns on the retained lands be removed and the site left in a leveled and cleared condition to the satisfaction of the Chief Building Official and the County of Wellington Planning and Development Department;*

*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 the Council of the Corporation of the Township of Wellington North receive Report DC2020-020 being a report on Consent Application (Severance) B48-20 known as Part of Park Lot 3, South Side of Birmingham St., Plan of the Town of Mount Forest.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B48-20 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 a Parkland dedication fee be paid (\$1,000.00/lot or part lot created, in 2020)*
- *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; and*
- *THAT the two chicken barns on the retained lands be removed and the site left in a leveled and cleared condition to the satisfaction of the Chief Building Official and the County of Wellington Planning and Development Department;*

*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 the Council of the Corporation of the Township of Wellington North receive DC Report 2020-021 being a report on Consent Application (Severance) B50-20 known as Part Lot 3, Concession 6, in the former Township of West Luther.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B50-20 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 a Parkland dedication fee be paid (\$1,000.00/lot or part lot created, in 2020);
- 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 West Luther Municipal Drain No. 36 & West Luther Municipal Drain No. 65;
- THAT the owner shall provide a \$1,000.00 deposit to cover the cost of the re-apportionment of the above mentioned drain;
- THAT the barn and shed noted as "to be demolished" in this application as well as the two silos be demolished and the site left in a cleared and leveled condition to the satisfaction of the Chief Building Official; and
- THAT the retained lands be rezoned to restrict the residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department.

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 the Council of the Corporation of the Township of Wellington North receive Report DC2020-022 being a report on a Pre-Servicing Agreement for Eastridge Landing Subdivision, Phase III & IV legally known as: WEST LUTHER CON 1 PT LOT 1 CHADWICK AND ANDERSON'S SURVEY PLAN 120 LOTS 118 TO 121 PT LOTS 110 TO 113 122 169 170 PT LORNE AVE AND 16.5 FOOT RESERVE R

AND FURTHER THAT the Council of the Township of Wellington North:

- Enter into a Pre-Servicing Agreement for a section of Eastview Drive, Schmidt Drive and Walsh Street with 2073022 Ontario Inc. in the form, or substantially the same form, as the draft agreement; and
- The Mayor and the Clerk of the Corporation be authorized and directed to sign a By-Law to enter into the Agreement on behalf of the Corporation.

THAT the Council of the Corporation of the Township of Wellington North receive the Cheque Distribution Report dated August 4, 2020.

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2020-13 being a report on Development and Community Benefits Charge updates;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North direct staff to proceed with the engagement of a consultant to complete an updated background study and by-law to capture the changes to the Development Charges Act.

CARRIED

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

RESOLUTION: 2020-244

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive *Report DC2020-017 being a report on Consent Application (Severance) B78-18 known as Part Lot 3, WOSR, Divisions 3 & 4 in the former Township of Arthur.*

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B78-18 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 a Parkland dedication fee be paid (\$1,000.00/lot or part lot created, in 2020)
- 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; and
- THAT zoning compliance be achieved to the satisfaction of the local municipality.
- THAT the owner address stormwater management to the satisfaction of the Township Engineer on the retained parcel.

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: 2020-245

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Planner, dated July 29, 2020, regarding 350 Cork St, Mount Forest, Zoning By-law Amendment and the correspondence from Chris McGaughey, dated July 29, 2020, regarding concerns with proposed development of 350 Cork St., Mount Forest.

<b>Recorded vote requested by Councillor Yake</b>		
<b>Member of Council</b>	<b>Yea</b>	<b>Nay</b>
Mayor Andrew Lennox	X	
Councillor Sherry Burke		X
Councillor Lisa Hern	X	
Councillor Steve McCabe	X	
Councillor Dan Yake		X
<b>Totals</b>	<b>3</b>	<b>2</b>

CARRIED

RESOLUTION: 2020-246

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2020-016 being a report on Procedure By-law amendment to provide for continued electronic participation in meetings;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to amend Procedure By-law 024-19 (as amended) as follows;

*Insert under definitions "Remote Meeting" means any meeting held that involves the use of an electronic device.*

*Amend Section 1.16 to read "Meeting" shall mean any regular, special, remote or other meeting of a council, of a local board or of a committee of either of them, where a quorum of members is present, AND members discuss or otherwise deal with any matter in a way that materially advances the business or decision-making of the council, local board or committee*

*Add Section 5.3 as follows: "All members participating in a remote open or closed meeting shall be counted as quorum.*

*Amend Section 5.12 to read "The following remote meeting provisions shall be permitted"*

*Delete Section 5.12 b) "During such period of a declared emergency, all members participating in an electronic open or closed meeting shall be counted as quorum.*

*5.13 c) be moved to Section 7.26 "All minutes and by-laws shall be signed by electronic methods if the Clerk deems it necessary."*

*Amend Section 8.3 to read "All in person meetings of council shall be held in the Council Chambers at the Township Municipal Office, located at 7490 Sideroad 7 West, Kenilworth"*

CARRIED

## NOTICE OF MOTION

No notice of motion tabled.

## COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- Mount Forest Aquatic Ad Hoc Advisory Committee Meeting to be held via Zoom on Tuesday, August 11, 2020 at 7:00 p.m.
- There have been lots of positive comments regarding the bike racks installed by the Mount Forest BIA and requests for more.

Councillor Hern (Ward 3):

- Mount Forest Chamber of Commerce Meeting to be held Tuesday, August 11, 2020.
- The Buy Local event held in Mount Forest was a great success and many supportive comments were received.

Councillor McCabe (Ward 4):

- Attended a Saugeen Valley Conservation Authority meeting via Zoon on Thursday, August 6, 2020. Some offices are slowly opening. There are ongoing issues with people trying to get into closed parks.
- The next Recreation, Parks and Leisure Committee meeting will be held on September 1, 2020 at 8:00 am. via Zoom.

Mayor Lennox:

- Wellington North Power update:
  - Due to Covid-19 the Province, through the regulator, mandated to defer penalty and interest and disconnections.
  - The board decided to delay the planned rate increase for May 1, 2020; recognizing the hardship that residents may be feeling. Most have been able to pay on time.
  - Construction projects have continued.
  - There was a decrease in usage, mostly from the industrial customers that shut down. It looks like the bottom line at the end of the fiscal year will not be as good as the past couple years but will still be positive. They are looking for a stronger finish by the end of the year.
  - Dividend payment for the year will be deferred.

## BY-LAWS

- a. By-law Number 061-20 being a by-law to amend By-law 66-01 being a Zoning By-law for the Township of Wellington North(Part Lot 8, RP 61R20624 (Parts 5 & 6), municipally known as 350 Cork Street, geographic Town of Mount Forest - 350 Cork Inc.)
- b. By-law Number 064-20 being a by-law to amend Procedure By-law No. 024-19 for governing the calling, place and proceedings of meetings of Council and its Committees
- c. By-law Number 065-20 being a by-law to authorize the execution of an agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of Agriculture, Food and Rural Affairs and the Corporation of the Township of Wellington North (Rural Economic Development program RED)
- d. By-law Number 067-20 being a by-law to authorize the execution of a Preservicing Development Agreement between The Corporation of the Township of Wellington North ad 2073022 Ontario Inc.

RESOLUTION: 2020-247

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT By-law Number 061-20, 064-20, 065-20 and 067-20 be read a First, Second and Third time and enacted.*

CARRIED

## CONFIRMING BY-LAW NUMBER 068-20

RESOLUTION: 2020-248

Moved: Councillor McCabe

Seconded: Councillor *Burke*

*THAT By-law Number 068-20 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 August 10, 2020 be read a First, Second and Third time and enacted.*

CARRIED

## ADJOURNMENT

RESOLUTION: 2020-249

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Regular Council meeting of August 10, 2020 be adjourned at 8:08 p.m.*

CARRIED

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CLERK

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MAYOR

**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](http://www.bmross.net)

File No. 16110

December 9, 2019

**BY EMAIL ONLY**

**Lawrence Gingrich, President**  
Broadline Equipment Rentals Ltd.  
1879659 Ontario Limited  
7040 Sideroad 2 West  
Mount Forest, ON, N0G 2L0

**RE: Broadline Equipment Rentals Ltd. (1879659 Ontario Limited)**  
**Sideroad 2 West, former Township of Arthur**  
**Expanded Gravel Storage Area & SWM Pond filling/regrading**

On November 18, 2016, you entered into a Site Plan Control Agreement with the Township of Wellington North, which was based on the approved documentation listed in Schedule "A" to that Agreement. On October 12, 2018, your engineer, Triton Engineering Services Limited, issued a certification letter that indicated the site works had been constructed in accordance with their approved Drawing No. 01. It has since come to the Township's attention that you have expanded the northerly extent of your gravel storage area, and that you have partially filled and regraded your Storm Water Management (SWM) pond facilities. That additional and modified work is beyond what was originally approved, and is subject to Site Plan Control. On behalf of the Township of Wellington North, please submit to them a Site Plan Application complete with supporting documentation from your engineer for the site alternations you have made, for the Township's review and approval. A review deposit of \$4,500 (minimum \$1,000 is non-refundable) must accompany the application. It is cautioned that the Township may not accept the alterations you have made, or require additional works to compensate for the site changes you have made (e.g. additional SWM works). Your alterations may also require an amendment to the ECA issued by the Ministry of the Environment, Conservation and Parks.

If you have any questions, please contact the Township's Building Department.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per \_\_\_\_\_

  
Frank Vanderloo, P. Eng.

FCV:fcv

c.c. Darren Jones, CBO, Township of Wellington North  
Chris Clark, P.Eng., Triton Engineering Services Limited

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