

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MAY 10, 2021 AT 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=iwp78vJDe8E>

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
Director of Operations: Matthew Aston
Community Recreation Coordinator: Mandy Jones
Manager of Recreation Services: Tom Bowden
Chief Building Official: Darren Jones
Human Resources Manager: Chanda Riggi
Director of Fire Services/Fire Chief: Chris Harrow
Canine Control Officer: Rick Rauwerda
Manager of Development Planning: Curtis Marshall
Planner: Matthieu Daoust

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2021-138

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Agenda for the May 10, 2021 Regular Meeting of Council be accepted and passed.
CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2021-139

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the May 10, 2021 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- *Allen and Erma Martin, Zoning By-law Amendment*
- *Hewvilla Farms Inc., Zoning By-law Amendment*
- *Christian F Martin, Zoning By-law Amendment*
- *Victoria McHugh, Minor Variance*
- *Sarah Wilson and Trevor Roberts, Minor Variance*

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2021-140

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the May 10, 2021 Regular Meeting of Council at 2:38 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 043-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Lot 6, Concession 5, with Civic address of 7522 Sideroad 3 E, Allen and Erma Martin)

RESOLUTION: 2021-141

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT By-law Number 043-21 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. (Lot 6, Concession 5, with a civic address of 7522 Sideroad 3 E, Allen and Erma Martin)

CARRIED

- b. By-law Number 054-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (7076 Sideroad 2 E DIV 3 DIV 4 Pt Lot 3 EOSR RP 60 R2771; Pt 1, with civic address 9851 Highway 6, Hewvilla Farms Inc.)

RESOLUTION: 2021-142

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT By-law Number 054-21 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. (7076 Sideroad 2 E DIV 3 DIV 4 Pt Lot 3 EOSR RP 60 R2771; Pt 1, with civic address 9851 Highway 6, Hewvilla Farms Inc.)

CARRIED

- c. By-law Number 051-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Lot 16 Concession 14, Concession 13 Pt Lot 16 & 17, Christian F Martin)

RESOLUTION: 2021-143

Moved: Councillor Yake

Seconded: Councillor Burke

THAT By-law Number 051-21 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 Lot 16 Concession 14, Concession 13 Pt Lot 16 & 17, Christian F Martin)

CARRIED

DEPUTATIONS

- a. Robert Stovel, Stovel and Associates Inc.
 - Fran and George Turnbull, 7985 Wellington Road 109, Arthur, ON, Municipal Comprehensive Review by the County of Wellington with respect to the Urban Centre Limits for Arthur

Mr. Stovel appeared before Council on behalf of Fran and George Turnbull to request consideration in the upcoming Municipal Comprehensive Review to extend the urban boundary to include the Turnbull property. The Turnbull property fronts on Wellington Road 109 and there are a number of non-farm uses surrounding the site. The entire northern part of the property has been converted from agricultural uses to a manicured lawn and landscaped area with a house, garage and shed. It was his opinion that it would not be an appropriate place for farming activities, or see an agricultural building on the property, as it would cause long term land use conflicts in the area. The infrastructure is already there, and the site could be easily serviced. There are no environmental concerns with the property, and it is clear of environmental constraints from the GRCA. It is reasonable to consider the property for long term growth potential in the urban boundary.

Mayor Lennox stated that they will be going through a Comprehensive Review process that is an extensive process to look at forecasted needs for the Village of Arthur and determine what can be done regarding the urban boundary.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, April 26, 2021
2. Public Meeting, April 26, 2021

RESOLUTION: 2021-144

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on April 26, 2021, 2021 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

There was no business arising from previous meetings of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1e, 4b, 4c, 5b,

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2021-145

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT all items listed under Items for Consideration on the May 10, 2021 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 Arthur Chamber of Commerce Directors Meeting held on April 14, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Association held on April 21, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the Saugeen Valley Conservation Authority, Newsletter Issue 1, Spring 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority, Summary of the General Membership Meeting held on April 23, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-008 being a report on Consent Application (Lot Line Adjustment) B13-21 known as Part Lot 7, Division 1, 2, 3 & 4 WOSR in the geographic Township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B13-21 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- THAT the owner enter into an agreement apportioning any future maintenance costs on any Municipal Drain located on the property; and the owner shall provide a \$500.00 deposit, for each drain, to cover the cost of the re-apportionment of such drain(s).

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 DC 2021-009 being a report on Consent Application (Severance) B14-21 known as Part Park Lots 2 & 3 North of Clyde St. & South of Queen St. in the Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B14-21 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication fee be \$1,000/lot or part lot created, in 2020; (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990;
- THAT the steel clad shed on the severed lands be removed to the satisfaction of the Township of Wellington North;
- THAT the owner enter into an agreement apportioning any future maintenance costs on any Municipal Drain located on the property; and the owner shall provide a \$500.00 deposit, for each drain, to cover the cost of the re-apportionment of such drain(s);

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 DC 2021-010 being a report on Consent Application (Severance) B15-21 known as Part Lots 2 & 3, Concession 9, EOSR in the geographic township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B15-21 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of

Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;

- *THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication fee be \$1,000/lot or part lot created, in 2020; (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990;*
- *THAT the owner receive zoning relief for building setbacks from existing buildings on both the severed and retained to proposed lot line to the satisfaction of the Township of Wellington North;*
- *THAT the owner enter into an agreement apportioning any future maintenance costs on any Municipal Drain located on the property; and the owner shall provide a \$500.00 deposit, for each drain, to cover the cost of the re-apportionment of such drain(s).*

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 DC 2021-011 being a report on Consent Application (Severance) B16-21 known as Part Lot 7, Concession 3 in the geographic township of West Luther.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B16-21 as presented with the following conditions:

- *THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;*
- *THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication fee be \$1,000/lot or part lot created, in 2020; (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990;*
- *THAT driveway access can be provided to the retained lands to the satisfaction of the local municipality;*
- *THAT the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;*
- *THAT the owner enter into an agreement apportioning any future maintenance costs on any Municipal Drain located on the property; and the owner shall provide a \$500.00 deposit, for each drain, to cover the cost of the re-apportionment of such drain(s).*

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 the Cheque Distribution Report dated April 29, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-013 being a report on the sale of lands known Pt PkIts 6, 7, & 8, N/S Catherine St, Crown Survey Arthur Village being Part 1 on 61R-21412 Wellington Road 109;

AND FURTHER THAT Council hereby declares the lands as surplus to the needs of the municipality;

AND FURTHER THAT the Mayor and Clerk be authorized to execute the by-law to enter into the Agreement of Purchase and Sale.

THAT the Council of the Corporation of the Township of Wellington North receive Wellington North Power Inc., correspondence dated April 29, 2021, regarding Wellington North Power Inc. – 2021 Annual Dividend.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2021-146

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation, Parks and Leisure Committee Meeting held on May 4, 2021.

CARRIED

RESOLUTION: 2021-147

Moved: Councillor Yake

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North direct staff to work with Mr. Donald to implement the works associated with the donation at the ball diamond at the south-end of the Mount Forest fairgrounds property, as recommended by the Recreation, Parks and Leisure Committee;

AND FURTHER THAT Council approve a special 2021 capital project of \$30,000 to allow staff to construct improvements that will improve this project but fall outside of the donor's scope;

AND FURTHER THAT Council direct staff to fund this project from the Township's Capital Infrastructure Reinvestment Reserve Fund;

AND FURTHER THAT Council name the ball diamond at the south-end of the Mount Forest fairgrounds property the "Donald Softball Diamond" in recognition of the family's donation until December 31, 2041.

CARRIED

RESOLUTION: 2021-148

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-014 being a report on amendments to By-law 5000-05 being the Parking By-law;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law to amend By-law 5000-05 Parking By-law.

CARRIED

RESOLUTION: 2021-149

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-015 being a report on Provincial Emergency Operations Centre (PEOC) Surge Capacity Roster;

AND FURTHER THAT Council direct the Chief Administrative Officer to sign an agreement with HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO as represented by THE SOLICITOR

GENERAL that authorizes the Township Director of Legislative Services/Clerk, Karren Wallace to assist the Provincial Emergency Operations Centre as per the terms of the agreement.

CARRIED

RESOLUTION: 2021-150

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of Township of Wellington North receive correspondence dated April 28, 2021 from Wellington North Power Inc. regarding the 2021 Annual Shareholder Meeting;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North appoints the following persons representing the Township at the Wellington North Power Annual Shareholders meeting to be held May 25:

1. *Councillor McCabe*
2. *Councillor Hern*
3. *Councillor Burke*

CARRIED

NOTICE OF MOTION

No Notice of Motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake (Ward 1):

- North Wellington Healthcare President and CEO, Steve Street, will be retiring and Councillor Yake thanked him for his leadership and work redeveloping the Louise Marshall Hospital as well as the construction of the new Groves Memorial Hospital. A group has been hired to have a new President and CEO in place this summer so there is transition time prior to Mr. Street leaving at the end of August.
- Redevelopment at the Louise Marshall Hospital continues. On May 3rd the new emergency area was handed over to the hospital. Several activities need to take place before the space is available to be used for patients, including implementing and testing the many IT and emergency systems, the completion of staff training, installation of furniture and equipment, and deep cleaning. The move in dates are tentatively scheduled for July 13th for the emergency room and July 19th to 30th for the ambulatory care and oncology department. Completion date has only been moved a few weeks, even with some unexpected delays, and looks like it will come in under budget. A Covid friendly grand opening celebration is being planned.
- The Hospital Board and Chief of Staff have expressed concern about the lack of physician recruitment and has requested a report from the Physician Recruitment Committee and will ask to have a report sent to Council, as the municipality does participate in physician recruitment. The Annual General Meeting will be held virtually on June 22, 2021.

Councillor Hern (Ward 3):

- Mount Forest and Arthur Chamber of Commerce have meetings scheduled for this week. The Mount Forest BIA will participate in the Mount Forest Chamber meeting. The Arthur Chamber of Commerce and Arthur BIA are holding a joint meeting.

Mayor Lennox:

- Wellington North Power Inc, despite the challenges of the past year with Covid, still had a profit. Every five years our local distribution company goes through a rate application

process with the Energy Board. Wellington North Power has completed that process and have been successful in getting an appropriate rate structure. The Board was complementary of the work Wellington North Power staff have done at managing and controlling costs over the past number of years and accepted the costs presents almost exactly.

BY-LAWS

- a. By-law Number 050-21 being a by-law to authorize the sale of real property being Pt. Plkts. 6, 7 & 8, N/S Catherine St, Crown Survey Arthur Village as in RON78827 except Pts. 1 & 2, 60R2465, Pts 1 & 2, 60R2514, Pts 1 & 2, 60R2590, Pt 2, 61R21412, Township of Wellington North, being Part 1, 60R21412
- b. By-law Number 052-21 being a by-law to amend By-law 5000-05 being a by-law to regulate the parking or stopping of vehicles on highways, public parking lots and in some instances, private property within the Township of Wellington North
- c. By-law Number 053-21 being a by-law to set the rates for 2021 taxation and to provide for the collection thereof
- d. By-law Number 055-21 being a by-law to authorize a sewage allocation agreement between The Corporation of the Township of Wellington North and 2574574 Ontario Inc.
- e. By-law Number 056-21 being a by-law to authorize a sewage allocation agreement between The Corporation of the Township of Wellington North and Marlanna Homes Inc.
- f. By-law Number 057-21 being a by-law to authorize a sewage allocation agreement between The Corporation of the Township of Wellington North and 2574574 Ontario Inc.
- g. By-law Number 058-21 being a by-law to authorize a sewage allocation agreement between The Corporation of the Township of Wellington North and 2574574 Ontario Inc.

RESOLUTION: 2021-151

Moved: Councillor Yake

Seconded: Councillor Burke

THAT By-law Number 050-21, 052-21, 053-21, 055-21, 056-21, 057-21 and 058-21 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating the Hamlet of Petherton

Petherton was once a thriving community, at the corners of Sideroad 9 and Hwy. 6, and extended north for over a mile. Located four miles northwest of Arthur, in the former Arthur Township and like many rural hamlets, it had its beginning in 1860 when a church was built. The Spark family donated the land and the South Arthur Baptist Church was built along with the Petherton Pioneer Cemetery. The church was dismantled in 1892 when a new one was built in Kenilworth.

A post office, the first in the township, was established in 1869 and after moving its location several times, and having had several postmasters, closed in 1914. There were two blacksmith shops over the years and the last one closed in 1914 and the building was bulldozed in 1950 when the highway was widened. At one time a chopping mill was situated on eight acres of property and a steam engine provided the power. The water for the boiler came from the creek at the back of the mill. A railway station was built in 1872 when the Toronto, Grey and Bruce Railway established their line through Petherton.

Over the years the cemetery fell into neglect and it was restored in the fall of 1977 by descendants of the pioneers buried there. At that time, they cemented the surviving grave markers into a Cairn and a historic plaque was placed. Money was donated by local families and Arthur Township Council looked after the work and supplied extra money for the restoration.

During the restoration, many of the buried stones were found, 30 in total, and they marked the graves of the people buried from the old Baptist Church that had once stood on the site. These stones dated back to the 1860's and are now lying in a semi-circle however due to the age of them, many of the inscriptions are illegible.

A plaque with the following inscription has been placed at the cemetery:

"In 1860 several Baptist families in the area built a church and established the cemetery known as the Petherton Pioneer Cemetery. Blyth, Edwards, Langdon, and Spark families were a few of the pioneers of the area. By the 1870's Petherton had become a thriving hamlet with a population of 155. Petherton was an agriculture community, which also consisted of several houses, two hotels, two blacksmith shops, a post office, a carpenter, two stores, two carriage makers, a chopping mill and a kiln for making bricks".

Submitted by Penny Renken, Wellington North Cultural Roundtable. Resources used inc. Wellington North Simply Explore & *From Then Till Now – A History of Arthur Township 1850-1985* (article by Mrs. Wm. Prentice).

CONFIRMING BY-LAW 059-21

RESOLUTION: 2021-152

Moved: Councillor Burke

Seconded: Councillor Hern

THAT By-law Number 059-21 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 May 10, 2021 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2021-153

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Regular Council meeting of May 10, 2021 be adjourned at 3:29 p.m.

CARRIED

CLERK

MAYOR