

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
AGENDA OF SPECIAL COUNCIL MEETING – JUNE 2, 2021 AT 2:00 P.M.  
VIA WEB CONFERENCING**

**Members Present:**

<b>Mayor:</b>	<b>Andrew Lennox</b>
<b>Councillors:</b>	<b>Sherry Burke</b>
	<b>Lisa Hern</b>
	<b>Steve McCabe</b>
	<b>Dan Yake</b>

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Road Superintendent:</b>	<b>Dale Clark</b>
<b>Manager, Environment and Development Services:</b>	<b>Corey Schmidt</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Compliance Analyst:</b>	<b>Sara McDougall</b>
<b>Fire Chief:</b>	<b>Chris Harrow</b>

**Other:**

<b>Risk Management Official:</b>	<b>Kyle Davis</b>
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**CALLING TO ORDER**

**ADOPTION OF THE AGENDA**

RESOLUTION: 2021-168

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT the Agenda for the June 2, 2021 Special Meeting of Council be accepted and passed.*

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

None

**OPENING REMARKS FROM THE MAYOR AND CAO**

Mayor Lennox: Today's meeting, and the material we will talk about, represents a turning point in our organization and community. I would like to elaborate on what I mean by that.

I was here a number of years ago when these master planning files were updated, we did not seem to pay much attention to them then. When I think about it, I can find a book on a shelf that was not referred to as often as it should have been. I feel that we are now at a time where we will need to be referring to these documents more frequently.

When we talked about this a number of years ago, it seemed like growth was a thing that was far away. With the number of applications, development application and building permits, we are seeing, that growth is no longer far away. In the intervening time, we have built some key pieces of critical infrastructure and invested heavily in renewing old infrastructure, keeping it well maintained and delivering a high level of service. We have built some capacity in our organization and made some preparations for this growth.

For now, we are going to have to face this growth, and it will be major growth that will demand major infrastructure investment. It will challenge us to keep up with the hard work we have been doing in terms of maintaining current infrastructure. Now we must prepare for the growth that is happening. It will take a lot of effort, lots of dollars. It will present new challenges to balance all the needs of growth while continuing with our effort to deliver that high level of service and maintenance of infrastructure that is now expected.

It is also a good point to stop and look back on what we have accomplished, a good time to celebrate all that we have accomplished together, and also embrace the challenge that is to come.

This update will not be able to be put on a shelf and not thought about, it is something we will be dealing with on a regular basis.

I am looking forward to the discussion today. We are talking about a topic that has some major long-term infrastructure implications for our organization and community.

Chief Administrative Officer: I do not want to exaggerate the importance, or my own enthusiasm associated with this meeting, but I have been looking forward to this for a long time.

Over the last 5 years, probably longer, our organization has been building towards meetings just like this! We have built financial and intellectual capacity but more importantly than that we have built a team that is ready to excel and grow into the future.

The people participating in this virtual meeting all play and will continue to play vital roles in facilitating orderly growth in Wellington North.

We no longer talk about growth coming, IT IS HERE.

The County's Official Plan, but more importantly our own Community Growth Plan speak to our population increasing from 12,500 to close to 18,000 by 2041 and then beyond 20,000 people by 2051. That is significant growth and it is my own assumption that we will reach our 2041 forecast well before 2041.

Today we will touch on key infrastructure requirements that we need to implement to support that growth. The focus is water and sanitary, and they are vital, but there are and will continue to be other services that we will be expected to ensure are in place to make Wellington North a complete community. Houses without streets, streetlights, water, sidewalks, parks, sports fields, trails, and playgrounds are not homes. They are just building shells. We cannot invest in just having the shells and not consider all the other services that are essential to a community.

The financial numbers you see today may seem a little scary. I understand that but we must invest in infrastructure needs now to service the community for the next 50 years, just like the people who were here before us did. In the last 5, 6 years, we have remained relatively stable in seeing new real assessment growth between 1 and 2 percent per year. We have also consistently invested more than 2 million in tax levy dollars annually to address rehabilitation of our existing assets. That needs to continue. Our growth projections, development applications and building permits suggest we are going to see much more significant assessment growth in the next 5 years. The township has proactively paid off old debt to ensure capacity for new debt. Some of that capacity allowed us to proceed with the Phase 1 expansion at the Arthur Wastewater Treatment Plant. Staff are pro-actively working on an update to our Development Charges by-law, to not only assure compliance with new regulations but to also ensure we have financial capacity to address growth driven projects

where applicable, many of the projects that you will hear about today. All these steps afford the Township some financial flexibility in a complex fiscal model that will rely on many forms of financing as we move forward.

Is there risk? Heck yeah. But certainly, no more risk than what the people in Mount Forest and Arthur took on when they dug the existing wells, built the water towers and wastewater treatment plants 30, 40, 50 years ago faced.

Doing nothing is no longer an option and anything worth doing always has some amount of risk.

Time to strap on the chin straps and go forward boldly, confidently knowing we have the team, we have done and will continue to do the necessary legwork including meetings like today. It may not go seamlessly and there will be growing pains, but this is part of shaping the community. How empowering is that?

## PRESENTATIONS

### 1. Water and Sanitary Master Plan Technical Update – Mount Forest

- Frank Vanderloo, P.Eng., B.M. Ross and Associates Limited

The Chief Administrative Officer (CAO) suggested that a Schedule B Environmental Assessment (EA) would be required for an additional water tower and questioned if alternatives will be required for public consultation as part of the EA process.

The Engineer replied that three alternatives were presented in their study noting that an EA process would require them to finish their evaluation. It is the Engineer's understanding that alternative two would require a Schedule B EA, however alternative one, a new tower at the current stand-pipe is located, may not require one.

The CAO asked if the additional capacity that needs to be created in the existing Waste Water Treatment Plant (WWTP) and North Water Street pumping station could be created through re-rating the plant and the Engineer confirmed that was their understanding.

Councillor McCabe wondered if the Ministry of Environment, Conservation and Parks would question the need for two water storage facilities. The Engineer replied that they would accept the study, there are operational advantages to having two, lots of municipalities have more than one and there are disadvantages to having only one.

Director of Operations inquired if the technical updates that was completed would be a significant input for the EA, the remaining piece being public consultation. The Engineer responded that the base information is there, it may need refined, and the work required to complete the EA would be approximately \$25,000.00 and some additional geotechnical investigation might be approximately \$7,500.00.

Director of Operations wondered if the technical update gave consideration to the municipality accepting leachate from the landfill. The Engineer advised leachate is estimated to take the equivalent capacity of a year or two of growth.

Councillor Yake questioned if the mechanical ability of the pumping stations is alright or will there continue to be the need for continuous rebuilds of pumps? The Engineers advised they only looked at capacity for the study, not operational or maintenance issues.

Report OPS 2021-020 being a report on the Mount Forest water and wastewater technical update

- Matthew Aston, Director of Operations
- Corey Schmidt, Environmental Services Manager

RESOLUTION: 2021-169

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-020 being a report on the Mount Forest water and wastewater technical update;*

*AND FURTHER THAT Council receive for information the presentation by Frank Vanderloo, P.Eng., of B.M. Ross and Associates Limited;*

*AND FURTHER THAT Council direct staff to proceed with the "second supplemental elevated storage tank in the Industrial Park" detailed as "Alternative No. 2" in the B.M. Ross and Associates Limited report entitled "Mount Forest Sanitary and Water Servicing – Technical Update" dated January 6, 2021;*

*AND FURTHER THAT Council direct staff to proceed with the 2021 capital budget project for the Mount Forest Stand-Pipe Rehabilitation (\$950,000); and*

*AND FURTHER THAT Council direct staff to defer the 2020 capital budget project for the design of the Mount Forest Water Tower (\$75,000) and place these funds into an appropriate reserve fund until the project comes forward at a future capital budget.*

CARRIED

## 2. Water and Sanitary Master Plan Technical Update - Arthur

- Dustin Lyttle, P.Eng., and Ray Kirtz, P.Eng., Triton Engineering Services Limited

Councillor McCabe questioned why the plan is for Arthur to reduce down to one water tower, when Arthur currently has two, while Mount Forest is planning for having two while having only one right now. The Engineer responded the preferred option is to decommission the existing ones and have one larger water tower as it eliminates the need for a two pressure zone system. It is anticipated a second tower would be constructed in the future to accommodate the anticipated growth.

Director of Operations inquired if we need to own the land on which we would propose on constructing the water tower in order to proceed with the EA. The Engineer stated it is advisable that a site should be determined before proceeding. The Mayor also felt that in terms of purchasing and bargaining power it is best to own the property before proceeding with EA.

The CAO ask if there are advantages to have the water tower and source (well) at the same location although the Engineer didn't feel there was much advantage.

The Director of Operations ask if the sanitary sewer allocation policy, with an upper limit of 15% allocation per year impacts the technical update? The Engineer advised the policy wasn't used for the technical update as they used the growth management plan. He noted it would have an impact as development will take longer to come on-line, noting the policy would need to be worked into the plan.

The Chief Building Official (CBO) asked for locations where there is unacceptable water pressure and an application for Draft Plan of Subdivision is received by the Township would Engineer recommend the municipality to not endorse draft plan approval, or approve it, and then put a holding provision on it. The Engineer advised

that would depend if the pressures were manageable, it may be acceptable, but it also depends on fire flows and proposed development type, so it would need to be looked at on a case-by-case basis.

3. Water Supply Study – Arthur

- Jim Baxter, P.Eng., RJ Burnside & Associates Limited

Councillor McCabe asked if there was a way to filter manganese. The Engineer advised the treatment for metals is on the easier side for treatment, although costly. Iron and manganese in ground water is dissolved as there is no oxygen. When you take it out of the ground and it is in contact with oxygen, it turns into a solid and you see it in deposits in the back of your toilet. It is more costly to treat rather than dig a new well.

Councillor McCabe questioned if the proposed test well near 8A & 8B would be impacted by manganese as well. The Engineer replied that it could, however if you go deeper into the bedrock you might get harder water or iron, but it would be a different source of water, which may not contain manganese.

Councillor Yake ask if the manganese problem was Arthur wide and the Engineer replied that metals are site specific, noting that Well 7 doesn't have manganese but has iron. The Manager of Environmental and Development Services noted we are looking at quality and quantity of water.

Councillor Burke requested clarification as to why we can only operate well 8A or 8B, but not both at the same time. The Engineer advised a test well, separate from well 8A & 8B was dug and it was determined we could get 25/litres a second from this source. The only way to confirm that, was to dig the wells and it was found that the capacity of one well exceeded the required amount. There hasn't been an investigation on the impact on surrounding wells if both wells were operating at 50/litres a second. Currently the second well can be used as a backup if the other one fails. Additionally, the permit as filed with the Ministry of Environment, Conservation and Parks only allows the use of one well at a time.

The Risk Management Official (RMO) advised that once the preferred location for the new well has been determined, there is work that is required to add it to the Source Water Protection (SWP) mapping. The Engineer noted that it can be years to get a well on-line.

The CAO questioned if the new well was to be located in an industrial area if it would limit the uses permitted on the land due from a Source Protection standpoint. The RMO said it could, depending on where the SWP areas end up on the mapping. As well, if the new well is within 100 metres of an operation that triggers the restrictions/prohibition on uses, but typically the industry can continue with appropriate risk management strategies.

Report OPS 2021-021 being a report on the Arthur water and wastewater technical update

- Matthew Aston, Director of Operations
- Corey Schmidt, Environmental Services Manager

RESOLUTION: 2021-170

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-021 being a report on the Arthur water and wastewater technical update;*

*AND FURTHER THAT Council receive for information the presentation by Ray Kirtz, P.Eng., of Triton Engineering Services Limited;*

*AND FURTHER THAT Council receive for information the presentation by Jim Baxter, P.Eng., of RJ Burnside and Associates Limited;*

*AND FURTHER THAT Council direct staff to proceed with the “single new tower” detailed in Section 3.4.2.2 in the Triton Engineering Services Limited report entitled “Water and Sanitary Systems Technical Study - Arthur” dated September 2020;*

*AND FURTHER THAT Council direct staff to proceed with the 2021 capital budget project for Arthur Water Supply Investigation (\$100,000).*

CARRIED

Report OPS 2021-012 being a report to prioritize major Wellington North water and wastewater projects

- Matthew Aston, Director of Operations
- Corey Schmidt, Environmental Services Manager

RESOLUTION: 2021-171

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-012 being a report to prioritize major Wellington North water and wastewater capital projects;*

*AND FURTHER THAT Council, as the system Owner prioritized upcoming major water and wastewater projects for consideration/information of staff when bringing forward future capital budgets and recommendations as follows:*

1. Arthur Wastewater Plant Project – Phase 2
- 2A. Mount Forest Water Tower
- 2B. Arthur Water Tower
3. Arthur Water Supply
4. Mount Forest Wastewater Plant Capacity
5. Arthur Water Treatment

*AND FURTHER THAT Council direct staff to give due consideration to this priority listing when bringing forward future capital budget recommendations, development charge studies, water and wastewater rate studies, etc.*

CARRIED

## ITEMS FOR CONSIDERATION

### 1. OPERATIONS

- a. Report OPS 2021-005 being a report on the water and wastewater technical update(s)
  - For information purposes only - received at the February 8, 2021 Regular Council Meeting

## CONFIRMING BY-LAW

RESOLUTION: 2021-172

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT By-law Number 067-21 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 June 2, 2021 be read a First, Second and Third time and enacted.*

CARRIED

## ADJOURNMENT

RESOLUTION: 2021-173

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Special Council meeting of June 2, 2021 be adjourned at 4:45 p.m.*

CARRIED

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CLERK

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MAYOR