

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – JUNE 14, 2021 at 2:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83388775457>

Or join by phone:

Canada: +1 855 703 8985 (Toll Free) or 1 647 374 4685 (long distance charges may apply)

Webinar ID: 833 8877 5457

**PAGE
NUMBER**

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the June 14, 2021 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

PRESENTATIONS

- | | |
|---|-----|
| 1. Rob Mattice and Chris Holden, 88.7 The River | 001 |
| • The Story So Far... A Presentation For Wellington North Council | |

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- | | |
|---|-----|
| 1. Regular Meeting of Council, May 25, 2021 | 007 |
| 2. Special Meeting of Council, June 2, 2021 | 014 |

Recommendation:

THAT the minutes of the Regular Meeting of Council held on May 25, 2021 and the Special Meeting of Council held on June 2, 2021 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. MINUTES

- | | |
|---|-----|
| a. Saugeen Valley Conservation Authority, Authority Meeting, April 15, 2021 | 021 |
|---|-----|

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority, Authority Meeting held on April 15, 2021.

- | | |
|--|-----|
| b. Maitland Valley Conservation Authority | |
| • General Membership Meeting #3-2021, March 17, 2021 | 025 |
| • Board of Directors Meeting #4-21, April 21, 2021 | 032 |

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority General Membership Meeting #3-2021 held on March 17, 2021 and the Board of Directors Meeting #4-21, April 21, 2021.

- c. Wellington North Cultural Roundtable Committee, May 20, 2021 036

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable Committee meeting held on May 20, 2021.

- d. Recreation, Parks and Leisure Committee, June 1, 2021 040

Recommendation:

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 June 1, 2021.

- e. Grand River Conservation Authority, summary of the General Membership Meeting – May 28, 2021 044

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority, summary of the General Membership Meeting – May 28, 2021.

2. PLANNING

- a. Report DC 2021-014, Consent Application B25-21 Todd Hanlon & Roxane Baldwin 045

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-014 being a report on Consent Application (Lot Line Adjustment) B25-21 known as Part Lot 27, Concession 6 in the geographic township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B25-21 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 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.

- b. Report DC 2021-015, Consent Application B29-21 Robert's Farm Equipment Sales Inc. 051

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-015 being a report on Consent Application (Lot Line Adjustment) B29-21 known as Part Lot 33, Concession 1, Division 3 in the geographic town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B29-21 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 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.

- c. Report DC 2021-016, Consent Application B32-21 Wendy and Paul Levine 056

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-016 being a report on Consent Application (Severance) B32-21 known as Part Park Lots 1 & 2, n/s Macauley St, Crown Survey in the geographic town of Arthur.

AND FURTHER THAT; Council recommend deferral until the MCR process is complete and the review of the community's land needs and future development lands are complete.

AND FURTHER THAT; Should the Planning & Land Division Committee approve the consent as proposed on application B32-21, the following matters are to be addressed as conditions of approval:

- 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 2021; (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 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).

- *THAT servicing shall be provided to the satisfaction of the Township of Wellington North;*
- *THAT the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to allow a new residential dwelling on the retained parcel in a manner deemed acceptable;*

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.

- d. Report DC 2021-017, Consent Application B36-21 Lavolit Ltd/Von Westerholt Farms Ltd.

062

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-017 being a report on Consent Application (Severance) B36-21 known as Part Lot 26, Concession 6, in the geographic township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B36-21 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 2021; (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 retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and*
- *THAT MDS compliance is achieved for the agricultural buildings on the retained lands to the satisfaction of the local municipality.*

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.

- e. Planning Report, prepared by Matthieu Daoust, Planner, dated May 31, 2021, regarding Brad Wilson, Part Park Lot 3, S/S Birmingham St, 61R-21979 Pts 2 & 3 Township of Wellington North (Mount Forest), Part Lot Control Exemption Application

068

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Planning Report, prepared by Matthieu Daoust, Planner, dated May 31, 2021, regarding Brad Wilson, Part Park Lot 3, S/S Birmingham St, 61R-21979 Pts 2 & 3 Township of Wellington North (Mount Forest), Part Lot Control Exemption Application.

- f. Planning Report, prepared by Matthieu Daoust, Planner, dated May 31, 2021, regarding Brad Wilson, Part Park Lot 3, S/S Wellington St, 61R-21924 Pts 1 & 2 Township of Wellington North (Mount Forest), Part Lot Control Exemption Application 071

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Planning Report, prepared by Matthieu Daoust, Planner, dated May 31, 2021, regarding Brad Wilson, Part Park Lot 3, S/S Wellington St, 61R-21924 Pts 1 & 2 Township of Wellington North (Mount Forest), Part Lot Control Exemption Application.

- g. Planning Report, prepared by Matthieu Daoust, Planner, and Curtis Marshall, Manager of Development Planning, dated June 10, 2021 regarding Cachet Developments (Arthur) Inc., Revised Draft Plan of Subdivision – 23T-20202, Zoning by-law Amendment ZBA 06-20, 321 Domville St., Arthur 074

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Matthieu Daoust, Planner, and Curtis Marshall, Manager of Development Planning, dated June 10, 2021 regarding Cachet Developments (Arthur) Inc., Revised Draft Plan of Subdivision – 23T-20202, Zoning by-law Amendment ZBA 06-20, 321 Domville St., Arthur.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North support the latest revised draft plan of subdivision dated June 4, 2021.

AND FURTHER THAT staff prepare a subdivision agreement between the municipality and the Owners of the proposed subdivision for Council's consideration; and,

AND FURTHER THAT staff advise the County's Director of Planning and Development of the Township's decision.

3. ECONOMIC DEVELOPMENT

- a. Saugeen Connects Press Release: Saugeen Connects Announces Partnership with Arran-Elderslie 100

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Saugeen Connects Press Release: Saugeen Connects Announces Partnership with Arran-Elderslie.

4. FINANCE

- a. Vendor Cheque Register Report, June 4, 2021 101

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated June 4, 2021.

5. FIRE

- a. Report DFC 2021-004 Fire Service Modernization Proposal 104

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DFC 2021-004 being a report on Fire Service Modernization;

AND FURTHER THAT Council authorize the Fire Management Team to utilize money from the Provincial Modernization Efficiency Grant to implement all identified projects within the report.

6. OPERATIONS

- a. Report RPL 2021-010 Summer Program 115

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report RPL 2021-010 being a report on summer programs;

AND FURTHER THAT Council direct staff to proceed with Township's 2021 aquatic programs in compliance with federal, provincial and local health unit guidelines and rules;

AND FURTHER THAT Council direct staff to proceed with Township's 2021 summer camp programs in compliance with federal, provincial and local health unit guidelines and rules.

- b. Report OPS 2021-017 being a report on a memo to update the Municipal Servicing Standards 118

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-017 being a report on a memo to update the Municipal Servicing Standards;

AND FURTHER THAT the Council approved and direct staff to apply the changes contained within the memorandum entitled "Revisions to Municipal Servicing Standards (MSS)" dated June 14, 2021, to all planning, municipal infrastructure design and construction projects.

- c. Frank Vanderloo, P. Eng, B.M. Ross and Associates Limited, 124
correspondence dated June 8, 2021 regarding Eastridge Landing
Subdivision (Arthur) – Draft Plan 23T-13001, Phase 3 (Walsh Street, Lots 1
to 29), Preliminary Acceptance for Stage 1 & Stage 2

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive correspondence from Frank Vanderloo, P. Eng, B.M. Ross and Associates Limited, dated June 8, 2021 regarding Eastridge Landing Subdivision (Arthur) – Draft Plan

23T-13001, Phase 3 (Walsh Street, Lots 1 to 29), Preliminary Acceptance for Stage 1 & Stage 2.

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North grant 2073022 Ontario Inc. (James Coffey) Preliminary Acceptance for Stage 1 and for Stage 2 of Phase 3 (Walsh Street, Lots 1 to 29) of the Eastridge Landing Subdivision (Draft Plan 23T-13001) in the community of Arthur, subject to and effective from the date the Township CBO receives proof of registration of all required conveyances and easements.

- d. Report OPS 2021-022 being a report on Traffic Count Report 127

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2021-022 being a report on Traffic Counts.

7. COUNCIL

- a. County of Wellington, Wellington Road 109 Bridges Municipal Class Environmental Assessment, from Highway 6 to Sideroad 7, Township of Wellington North, Notice of Public Information Centre 2 - Online 131

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington, Wellington Road 109 Bridges Municipal Class Environmental Assessment, from Highway 6 to Sideroad 7, Township of Wellington North, Notice of Public Information Centre 2 – Online.

- b. County of Wellington, Committee Report, prepared by Sarah Wilhelm, Manager of Policy Planning, dated May 13, 2021, regarding County Official Plan Review – Alternative Intensification Target 132

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington, Committee Report, prepared by Sarah Wilhelm, Manager of Policy Planning, dated May 13, 2021, regarding County Official Plan Review – Alternative Intensification Target.

- c. Town of Cochrane, Township of Huron-Kinloss and the Township of Hudson correspondence regarding support for fire departments 144

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Town of Cochrane, Township of Huron-Kinloss and the Township of Hudson correspondence regarding support for fire departments.

Recommendation:

THAT the Township Wellington North hereby support the Town of Cochrane, Township of Huron-Kinloss and the Township of Hudson in their request that the Federal and Provincial Government includes apparatuses, training, equipment and structures for fire departments as eligible categories to any further infrastructure programs,

AND further direct staff to forward a copy of this resolution to the Honourable Doug Ford Premier of Ontario, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Honourable Laurie Scott, Minister of Infrastructure, the Ontario

Fire Marshal, Jon Pegg, the Ontario Association of Fire Chiefs, and all Ontario Municipalities.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Recommendation:

THAT all items listed under Items For Consideration on the June 14, 2021 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake (Ward 1):

- North Wellington Health Care Corporation – Louise Marshall Hospital
- Lynes Blacksmith Shop Committee
- Recreation, Parks and Leisure Committee
- Wellington North Power
- Mount Forest Homecoming Committee (inactive)

Councillor Burke (Ward 2):

- Mount Forest Aquatic Ad Hoc Advisory Committee
- Lynes Blacksmith Shop Committee
- Wellington North Wellness & Team Building Committee
- Mount Forest Business Improvement Area

Councillor Hern (Ward 3):

- Wellington North Cultural Roundtable
- Mount Forest & District Chamber of Commerce
- Arthur & District Chamber of Commerce
- Arthur Business Improvement Area
- Arthur BMX/Skateboard Park Advisory Committee
- EarlyON Child and Family Services Committee

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure Committee
- Arthur BMX/Skateboard Park Advisory Committee
- Saugeen Valley Conservation Authority
- Wellington North Health Professional Recruitment Committee
- Arthur Trail Committee

Mayor Lennox:

- Committee of Adjustment
- Wellington North Power
Ex Officio on all committees

BY-LAWS

- | | |
|--|-----|
| a. By-law Number 068-21 being a by-law to exempt lands from Part Lot Control 2574574 Ontario Ltd (Wilson) | 147 |
| b. By-law Number 069-21 being a by-law to exempt lands from Part Lot Control 2574574 Ontario Ltd (Wilson) | 149 |
| c. By-law Number 070-21 being a by-law to appoint a Deputy Chief Building Official/By-law Enforcement Officer/Property Standards Officer/Peace Officer for the Corporation of the Township of Wellington North and to repeal By-law 056-16 | 151 |

Recommendation:

THAT By-law Number 068-21, 069-21 and 070-21 be read a First, Second and Third time and enacted.

CLOSED MEETING SESSION

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

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at ___:___ p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;*

1. REPORTS

- CAO 2021-004 Traffic Issues - Main Street/Mount Forest Drive, Mount Forest

2. REVIEW OF CLOSED SESSION MINUTES

- May 25, 2021

3. RISE AND REPORT FROM CLOSED MEETING SESSION

Recommendation:

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

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2021-004 Traffic Issues Main Street and Mount Forest Drive, Mount Forest.

AND FURTHER THAT Council approves the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the May 25, 2021 Council Meeting.

CONFIRMING BY-LAW

153

Recommendation:

THAT By-law Number 071-21 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 June 14, 2021 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of June 14, 2021 be adjourned at ____ p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Arthur Business Improvement Association Directors Meeting– via video conference	Wednesday, June 16, 2021	7:30 p.m.
Wellington North Farmers Market 320 King St. E., Mount Forest 88.7 The River broadcasting live on Opening Day June 19	Saturdays - June 19 – September 25 th , 2021	8:30 a.m. to 12:00 p.m.
Mount Forest Aquatics Ad-Hoc Advisory Committee	Tuesday, June 22, 2021	7:00 p.m.
PIN Network, Volunteer Webinar Series #2 Welcoming Communities – via video conference	Wednesday, June 23, 2021	7:00 p.m.
Regular Council Meeting – via video conference	Monday, June 28, 2021	7:00 p.m.
Shop Local Sidewalk Saturday – Main Street Mount Forest	Saturday, July 10, 2021	8:30 a.m. to 3:00 p.m.
Regular Council Meeting – via video conference	Monday, July 12, 2021	2:00 p.m.
Arthur BMX/Skateboard Park Committee	TBD	

The following accessibility services can be made available to residents upon request with two weeks' notice:

**Sign Language Services – Canadian Hearing Society – 1-877-347-3427
- Kitchener location – 1-855-656-3748**

TTY: 1-877-843-0368 Documents in alternate forms CNIB – 1-800-563-2642



The Story So Far...

A presentation for Wellington North Council

The First 10 Years...

002

June 16, 2010 - Dave Barrett from the SEDC reached out to determine if there was interest in establishing a Community Radio Station in Mt. Forest

2011 - Applied for license from CRTC with upfront fee paid by this council

2013 - License granted by CRTC

August, 2015 - Broadcast first test signal, hired General Manager

November 23, 2015 - Broadcast live from first studio inside Plum e's Main Street Interiors in Mount Forest

December 22, 2015 - New station officially named "The River" through a contest

2017 - Moved into new studios at 248 Main St. N., Unit A; building now owned by the Mount Forest & District Chamber of Commerce



The First 10 Years...

003

2020 - Finished paying off \$60,000 debt from first five years; station is now debt-free, enabling us to hire staff and continue to grow the station

Annual Financial Statements are completed
by BDO Mount Forest; copies are available for anyone interested.

Celebrated our fifth anniversary on-air in October 2020

CRTC License renewed last September through to August 2027



Current Highlights

004

Partnership with The Grand in Centre Wellington, providing us local news coverage and two news readers.

88.7 The River is a community radio station, not commercial, so all profits go back into the station or community.

Staff at the station, full- and part-time, currently includes: General Manager Rob Mattice, Office Administrator Paula Reed, salesperson Robert Raymond, Local Content Program Coordinator Chris Holden, and Lauren West. Holden and West are working here on grants from the Community Radio Fund of Canada and Canada Summer Jobs respectively.

Rob also hosts the weekday morning show from 6 a.m. to 10 a.m., including segments co-hosted with local volunteer Leigh Best. The morning show is gaining in popularity thanks to daily highlight videos posted to our social media.



Current Highlights

005

Chris is also the co-host of the River Ride Home afternoon show, along with local volunteer Eric McLeod. The duo also host an hour-long weekly combat sports review and preview show.

Other on-air personalities from in and around town include: Kendra Goss, Brian Campbell, John Patrick, Len Robinson, Roslyn Fortier, Sam & Robin Pennisi, Murray Calder, Don Lewis, Bob & Jamie Radojcin, and Laura Kinsley.

The River's Board of Directors includes: Shawn McLeod, Dale Small, Taylor Keunen, Trish Wake, John Tyson and Somer Antonopolous.

Wellington North Today and Community Minutes provide free resources for local non-profit or charitable organizations to update residents about programs or projects, i.e., the new Wellington North Block Parents program.



The Next 10 Years...

006

The station is currently converting our invoicing, music and automation software, which will bring improvements and functionality both on-air and behind the scenes.

Plans for the next 10 years include further upgrades to the studio equipment; microphones, computers, tech upgrades, etc. The station also plans on creating a program to financially support other local charities.

A big thank you to Wellington North Council for being supportive since the beginning, and for continuing to be one of our top five sponsors and supporters.



**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MAY 25, 2021 AT 7:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING https://www.youtube.com/watch?v=RlCjZ4CnA_g**

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
Road Superintendent:	Dale Clark
Manager, Environment and Development Services:	Corey Schmidt
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Human Resources Manager:	Chanda Riggi
Planner:	Matthieu Daoust

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2021-154

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Agenda for the May 25, 2021 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

COUNTY COUNCIL UPDATE

Campbell Cork, County of Wellington Councillor, Ward 3

Councillor Cork provided an update on Solid Waste Services and the Riverstown Landfill Site. The landfill site closed briefly at the beginning of the pandemic but since reopening in May 2020 has remained open with curb side pickup continuing throughout that time. The County launched a new curbside collection program last July which included a new pickup schedule and the introduction of green bins. There is now standardized collection frequency and monthly curbside leaf and yard waste pickup in the urban area along with free drop off at the six waste facilities from April to November. The County will be selling Green Cone Digesters for pet waste that cannot go into the green bin. More information about the digesters will be provided later.

In 2020 forty three percent, almost half of all the waste managed by Wellington County, was diverted from the landfill. This diversion of waste is central to lengthening the lifespan of the Riverstown site. More than 1 million user pay garbage bags were sold in 2020. In 2018 it was estimated that 11,000 tons of waste were diverted and by 2020 14,0000 tons were diverted. The increase is largely due to services provided to ratepayers; such as leaf and yard waste and green bin programs. It is important to save the future of the landfill site as well as allowing nutrients from the organic waste and leaf and yard waste to better use. Phase two, which has been under development for quite a while, is ready to go in the fall after the initial site is topped up and finished off. The latest estimates have gone from 20 years left in the landfill to closer to 30 years. If we compare the life left at the Riverstown site to the Provincial average of 14.5 years we are at about twice the average. The Provincial average depends on the United States taking 30% of Ontario's waste. This is a risk to other municipalities as 60% of Ontario's capacity is contained in seven landfills. Eighty-five percent of the capacity is in fifteen of the largest sites, many of which are privately owned. It takes about ten years to get a new landfill site; but, a municipality would be lucky to get one. In comparison this is a good news story for Wellington County with the enviable position of having 30 years capacity, which is directly a result of what we are not putting into the landfill site. The only issue the County is still facing is the handling of leachate. Phase two is how the County is going to handle getting rid of their leachate and where it is going to go.

DEPUTATIONS

- a. Daphne Rappard
 - Proposed Trees for Wellington North

Ms. Rappard appeared before Council to request the Township to take an active role in starting a Trees for Wellington North group to facilitate communication and collaboration between community groups like Green Legacy, CELP, the Horticultural and Agricultural Societies, the Recreation Department Trails Committee, the Green Team at the United Church and interested individuals in the Township of Wellington North. She is concerned about the removal of old trees for retrofitting sewers, water connections, etc., and diseased, aged, or damaged trees. In the agricultural sector the importance of wind breaks, hedgerows, reducing erosion, mitigating climate change have been well proven. Clear cutting of an area where a new development will be and not working with the existing environment is a concern. Perfectly beautiful trees that are there could be incorporated into the development. Ms. Rappard would like to see more trees included in developments, replacement of trees and succession planting in the urban area.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, May 10, 2021
2. Public Meeting, May 10, 2021

RESOLUTION: 2021-155

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on May 10, 2021 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

2b, 5a, 5b

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2021-156

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items for Consideration on the May 25, 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 Mount Forest District Chamber of Commerce and Mount Forest Business Improvement Association Joint Meeting held on May 11, 2021 and the Mount Forest District Chamber of Commerce April 30, 2021 Financials.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Chamber of Commerce and Mount Forest District Chamber of Commerce Joint Meeting held on May 12, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table Meeting held on March 24, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Matthieu Daoust, Planner, dated May 18, 2021, regarding William Reeves, Lot 24, Plan 61M-218, 117 – 119 Sarah Road, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-013 regarding the Final Approval of the All Treat Farms Limited Site Plan Agreement.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2021-07 being the Building Permit Review for the period ending April 30th, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the Cheque Distribution Report dated May 18, 2021.

*THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-019 being a report on the award for purchase of a 2021 pick-up truck;
AND FURTHER THAT Council award the purchase to Finch Chevrolet Cadillac Buick GMC Ltd. at a cost of \$40,391.00 plus applicable taxes.*

*THAT the Council of the Corporation of the Township of Wellington North receive Frank Vanderloo, P. Eng., B.M. Ross and Associates Limited, correspondence dated May 19, 2021, regarding Eastridge Landing Subdivision (Arthur) – Draft Plan 23T-13001, Phase III (Walsh Street), Securities Reduction for Pre-Servicing Agreement;
AND FURTHER THAT the Council of the Corporation of the Township of Wellington North grant 2073022 Ontario Inc. (Jim Coffey), for Phase 3 of the Eastridge Landing Subdivision (Draft Plan 23T-13001) in the community of Arthur, a reduction in Pre-servicing Agreement securities to the amount of \$107,106.30.*

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Power Inc., Quarterly Newsletter – Quarter 1: January 1st to March 31st, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive The People and Information Network, Media Release dated May 19, 2021, Happy 20th Anniversary.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2021-157

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-012 being a report on Marlanna Homes Inc., Draft Subdivision Agreement – 400 King Street East, Mount Forest;

AND FURTHER THAT the Corporation enter into a Subdivision Agreement with Marlanna Homes Inc. in the form, or substantially the same form, as the draft Agreement;

AND FURTHER THAT the Mayor and the Clerk of the Corporation be authorized and directed to sign the Agreement on behalf of the Corporation.

CARRIED

RESOLUTION: 2021-158

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report RPL 2021-009 being a report on summer programs;

AND FURTHER THAT Council direct staff to bring a recommendation to the June 14th Meeting of Council on how to proceed with the 2021 aquatics and summer camp programs;

AND FURTHER THAT Council acknowledge that a decision to proceed with the 2021 aquatics and summer camp programs on June 14th may impact the planned start dates.

CARRIED

RESOLUTION: 2021-159

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-018 being a report on the award of the Arthur Connecting Link;

AND FURTHER THAT Council award the request for tender to Steed & Evans at a cost of \$2,245,323.01 plus applicable taxes;

AND FURTHER THAT Council approve utilization of a combination of Capital Infrastructure Reinvestment Reserve Funds and unallocated 2021 Ontario Community Infrastructure Funds (OCIF) to fund the gap between approved budget and tendered amount (estimated to be ~\$257K) necessary to proceed with this capital project;

AND FURTHER THAT Council direct staff to approach the Arthur BIA at their next meeting with the request to bring their contribution up to \$138K (up from the previously agreed \$108K) to offset project tender overages, and mitigate/offset Township contributions from Reserves / FC OCIF;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign any necessary agreements with Steed & Evans or the Ministry of Transportation to execute this project.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern (Ward 3):

- Mount Forest Chamber of Commerce and BIA joint meeting went well.
- Arthur and Mount Forest Chambers of Commerce joint meeting went well.

Mayor Lennox:

- Noted he had just attended the annual shareholder's meeting and Wellington North Power had a successful year in 2020 despite the challenges of the pandemic.

BY-LAWS

- a. By-law Number 060-21 being a by-law to authorize the execution of Connecting Links Program Contribution Agreement with Her Majesty The Queen In Right Of Ontario (as represented by the Minister of Transportation) and the Corporation of the Township of Wellington North for Queen Street East Mount Forest
- b. By-law Number 061-21 being a by-law to exempt lands from Part Lot Control, William Brett Reeves
- c. By-law Number 062-21 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and Cachet Developments (Arthur) Inc.
- d. By-law Number 063-21 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and Arthur Green Developments Inc.
- e. By-law Number 064-21 being a by-law to authorize a Subdivision Agreement (Marlanna Homes Inc., Aitken)
- f. By-law Number 065-21 being a by-law to authorize borrowing

RESOLUTION: 2021-160

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 060-21, 061-21, 062-21, 063-21, 064-21 and 065-21 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating Scottish Country Dancing

The St. Andrew's Country Scottish Dancers, pre Covid, met Tuesday mornings in, appropriately, St. Andrew's Presbyterian Church in Mount Forest. The dances performed do not include ones like the well-known Highland Fling which is a solo Scottish highland dance. Rather, the dances are the Scottish form of social dancing involving groups of couples tracing progressive patterns set to the music of Jigs, Reels, and Strathspey Reel (a Reel played at a slower tempo) which are Gaelic in tradition. Their history dates back to an 18th-century combination of English country dance formations with Scottish Highland music and steps. The Ceilidh (pronounced Kaylee) is a traditional Scottish or Irish social gathering involving dancing and Gaelic folk music either at a house party or community hall.

The St. Andrew's dancers began in Mount Forest in 2012 when Elizabeth Ghent formed the group. The dances learned are traditional ones and mainly from Scotland. They have provided demonstrations at Birmingham Lodge, Caessant Care, Music Days at St. Andrew's church on the lawn, and have danced at the Arthur Fall Fair for several years.

They have participated in several Wellington North Culture Days by having a Ceilidh at the church giving the attending public a chance to dance, sing, and enjoy some Scottish fare. There have also been some annual outings to locations such as Walter Falls and Kincardine.

Elizabeth and Alan Ghent also play the bagpipes and have entertained everyone at the annual St. Andrew's dinner in November. The Ghent's, playing the bagpipes, have entertained the public at the Arthur cenotaph for 6 weeks during July and August for the past 5 or 6 years.

The dancing is a wonderful form of exercise, as not only does it get the body in motion, but it exercises the mind having to remember in which direction that body, especially the feet, will be moving.

Pre-Covid, there were 20 members, both female and male, who come to enjoy either the music, the exercise, the social aspect, and/or the fun. Whatever their reason, they all leave after having had a lot of laughter and a good time!

Submitted by Penny Renken, Wellington North Cultural Roundtable

CLOSED MEETING SESSION

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

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board
- (b) personal matters about an identifiable individual, including municipal or local board employees;

RESOLUTION: 2021-161

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 8:15 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;*
- (b) personal matters about an identifiable individual, including municipal or local board employees;*

CARRIED

1. REPORTS

- Report CAO 2021-003 Joint County/Township Operations Facility Site Selection
- Report CLK 2021-016 Senior of the Year Nominee

2. REVIEW OF CLOSED SESSION MINUTES

- April 26, 2021

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2021-162

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 8:59 p.m.

CARRIED

RESOLUTION: 2021-163

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2021-003 Joint County/Township Operations Facility Site Selection;

AND FURTHER THAT Council approves the confidential direction to staff.

CARRIED

RESOLUTION: 2021-164

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-016 Senior of the Year Nominee;

AND FURTHER THAT Council approves the confidential direction to staff.

CARRIED

RESOLUTION: 2021-165

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 26, 2021 Council Meeting

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2021-166

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 066-21 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 25, 2021 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2021-167

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Regular Council meeting of May 25, 2021 be adjourned at 9:01 p.m.

CARRIED

CLERK

MAYOR

**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:

**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
	Director of Finance:	Adam McNabb
	Economic Development Officer:	Dale Small
	Director of Operations:	Matthew Aston
	Road Superintendent:	Dale Clark
Manager, Environment and Development Services:		Corey Schmidt
	Chief Building Official:	Darren Jones
	Compliance Analyst:	Sara McDougall
	Fire Chief:	Chris Harrow

Other:

Risk Management Official: Kyle Davis

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

CLERK

MAYOR

SAUGEEN VALLEY CONSERVATION AUTHORITY

MINUTES

Conservation through Cooperation

MEETING:	Authority Meeting
DATE:	Thursday April 15, 2021, 1:00 p.m.
LOCATION:	Electronic
CHAIR:	Maureen Couture
MEMBERS PRESENT:	Paul Allen, Mark Davis, Barbara Dobreen, Dan Gieruszak, Cheryl Grace, Tom Hutchinson, Steve McCabe, Don Murray, Mike Myatt, Mike Niesen, Sue Paterson, Diana Rae, Christine Robinson, Bill Stewart
OTHERS PRESENT:	Melissa Piluso, Project Manager, eSolutions Group Ltd. Scott Clark, Designer, eSolutions Group Ltd. Jennifer Stephens, General Manager/Secretary Treasurer Laura Molson, Manager, Corporate Services JoAnne Harbinson, Manager, Water Resources & Stewardship Services Brandi Walter, Environmental Planning Coordinator Lauren McGregor, Planning Technician

Chair Maureen Couture, called the meeting to order at 1:00 p.m.

1. Land Acknowledgement

As we work towards reconciliation with Indigenous people, we begin our meeting today by respectfully acknowledging that we are situated on Traditional Territories and Treaty Lands, in particular those of the Chippewas of Saugeen Ojibway Territory known as the Saugeen Ojibway Nation.

As shared stewards of Ontario's land and water resources – along with the First Nations community – Saugeen Valley Conservation Authority appreciates and respects the history and diversity of the land and its peoples and are grateful to have the opportunity to meet in this territory.

2. Adoption of Agenda

Chair Couture indicated two amendments to the agenda. Introductions of a new staff member will take place after the adoption of the agenda, and a COVID-19 report after the approval of the minutes.

MOTION #G21-41

Moved by Diana Rae

Seconded by Don Murray

THAT the agenda be adopted as amended.

CARRIED

Authority Meeting – April 15, 2021

Barbara Dobreen joined the meeting at 1:10 p.m.

3. Declaration of Pecuniary Interest

No persons declared a pecuniary interest relative to any item on the agenda.

4. Introductions of New Staff

The following new staff member was introduced by Brandi Walter:

- a. Lauren McGregor – Planning Technician

5. Approval of Authority Meeting Minutes

- a. March 18, 2021 – Authority Meeting

MOTION #G21-42

Moved by Sue Paterson

Seconded by Dan Gieruszak

THAT the minutes of the Authority meeting, held on March 18, 2021 be approved as circulated.

CARRIED

6. COVID-19 Update

Jennifer Stephens noted the COVID-19 restrictions ordered by the Grey Bruce Health unit included a stay-at-home appeal for 48 hours. To support the request, SVCA staff were ordered to work from home and the decision was made to close all SVCA properties and trails for 48 hours. Barricades have been installed at each entrance along with signage.

7. Presentation – Website Homepage Design

Melissa Piluso and Scott Clark, eSolutions Group, demonstrated the proposed website homepage design. Two options were presented. After discussion, the following motion was carried:

MOTION #G21-43

Moved by Tom Hutchinson

Seconded by Steve McCabe

THAT the Board direct staff to proceed with providing feedback to eSolutions based on the discussion at the Board of Directors meeting and the staff meeting scheduled for April 19, 2021.

CARRIED

8. Consent Agenda**MOTION #G21-44**

Moved by Paul Allen

Seconded by Bill Stewart

THAT the reports, minutes, and information contained in the Consent Agenda, [items 7 a-e], along with their respective recommended motions be accepted as presented.

CARRIED

Christine Robinson left the meeting at 1:55pm.

Authority Meeting – April 15, 2021

9. New Business

a. Overview of the *Conservation Authorities Act* Amendments and Next Steps

Jennifer presented an overview of the administrative amendments to the *Conservation Authorities Act*, proclaimed on February 2, 2021. It was noted that Board member representation is to be governed by a population formula. Other provisions that will impact SVCA in the future include the length of term for a Chair or Vice Chair and the requirement to rotate Chair and Vice chair positions amongst participating municipalities. It was noted that the SVCA Administrative By-laws are out of date and staff recommend that the By-laws be amended once the first set of Regulations under the *Conservation Authorities Act* have been finalized. The slide deck for the presentation is amended to the minutes.

After discussion, the following motion carried:

MOTION #G21-45

Moved by Sue Paterson

Seconded by Cheryl Grace

THAT the presentation on the recent provincial proclamation of the governance and administrative amendments to the *Conservation Authorities Act* be received and;

FURTHER THAT staff be directed to circulate correspondence to the Minister of the Environment, Conservation and Parks confirming the total number of municipally appointed members on the Board of Directors based on the population formula under the *Conservation Authorities Act*.

CARRIED

b. Brand Strategy Research Report

Jennifer reported that the initial phase of the brand research and engagement process has been completed, and the next phase, brand development, has been initialized. She summarized the report submitted by eSolutions Group and outlined various recommended actions for creating a consistent message. Some of the themes resonating with stakeholders included connecting people with nature, relationship building, and being a trusted voice in the role as protectors and stewards.

She noted that over 35 responses to the survey had been received from outside the organization and that the raw survey results would be circulated to the Directors and staff shortly.

After discussion, the Directors passed the following motion:

MOTION #G21-46

Moved by Bill Stewart

Seconded by Steve McCabe

THAT staff be directed to continue working with eSolutions on the next phase of the developing a refreshed brand and accompanying brand strategy;

AND FURTHER THAT staff be requested to deliver any feedback from the review of the Brand Strategy Research Report to eSolutions Group.

CARRIED

Authority Meeting – April 15, 2021

Christine Robinson returned to the meeting at 3:08pm.

c. Establishment of Indigenous Relations Committee

Jennifer spoke to the recommendation that an Indigenous Relations Committee be formed for the purposes of incorporating Indigenous expertise and partnership which would ensure that decisions and actions taken are culturally appropriate. Chair Couture clarified that the intent of the committee is to encourage communication and not to seek planning permission. The directors recommended that communications be opened with Saugeen Ojibway Nation (SON) before creating an Indigenous Relations Committee.

After discussion, the following motion carried:

MOTION #G21-47

Moved by Don Murray

Seconded by Diana Rae

THAT the Chair and General Manager / Secretary-Treasurer be directed to open communications with Saugeen Ojibway Nation, and report back to the Board.

CARRIED

There being no further business, the meeting adjourned at 3:26 p.m. on motion of Bill Stewart and Diana Rae.

Maureen Couture
Chair

Laura Molson
Recording Secretary

General Membership Meeting #3-2021

March 17, 2021

Member's Present: David Turton, Matt Duncan, Roger Watt, Alison Lobb, Ed McGugan, Erinn Lawrie, Kevin Freiburger, Anita van Hittersum, Megan Gibson, Cheryl Matheson, Alvin McLellan

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Danielle Livingston, Admin-Financial Services Coordinator
Jayne Thompson, Communications-IT-GIS Coordinator
Stewart Lockie, Conservation Areas Coordinator
Stephen Jackson, Flood-Erosion Safety Coordinator
Chris Van Esbroeck, Stewardship Services Coordinator
Donna Clarkson, DWSP Co-Supervisor

Guests: Paul Seebach, Seebach and Associates

1. Call to Order

Chair Dave Turton called the meeting to order at 7:00 pm and announced the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #1-2021 held on January 27, 2021 and Meeting #2-2021 held on February 17, 2021 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #22-21

Moved by: Alvin McLellan

Seconded by: Megan Gibson

THAT the minutes from the General Membership meeting #1-2021 held on January 27, 2021 and meeting #2-2021 held on February 17, 2021 be approved.

(carried)



4. Business Out of the Minutes

026

- a) MCF Support: **Report #12-21**

Report #12-21 was presented and this motion followed.

Motion FA #23-21

Moved by: Matt Duncan

Seconded by: Alison Lobb

THAT the activities outlined in Report #12-21 be discussed with the Board of Directors for the Maitland Conservation Foundation and the John Hindmarsh Environmental Trust Fund.

(carried)

5. Presentations

- b) Auditors Report: **Report #13-21**

Paul Seebach of Seebach and Company, Chartered Professional Accountants presented the 2020 Draft Audit Report and the following motion was made:

Motion FA #24-21

Moved by: Roger Watt

Seconded by: Ed McGugan

THAT the 2020 Draft Auditors Report be accepted as presented.

(carried)

- c) Goderich South Bluff Grading: **Report #14-21**

Report #14-21 was presented and the following motion was made:

Motion FA #25-21

Moved by: Megan Gibson

Seconded by: Kevin Freiburger

THAT Report #14-21 is accepted as presented.

(carried)

6. Business Requiring Direction and Decision

- a) 2021 Budget and Work Plan: **Report #15A & B-21**

Report #15A was presented and discussed by the Members. The following motion was made:

Motion FA#26-21

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT the work plan for 2021 be approved as outlined in Report #15A.

(carried)

Chair Turton called for the Member's to vote on behalf of their respective Municipality on the levy amounts and disbursements that have been circulated as outlined in Appendix A, Report 15B. ⁰²⁷

Municipality	Member	Assessment Value (%)	In Favour	Not In Favour	No Comment	Absent
ACW	Roger Watt	12.45	✓			
Central Huron	Alison Lobb	9.76	✓			
Goderich	Erinn Lawrie	10.75	✓			
Howick	Megan Gibson	4.58	✓			
Huron East	Alvin McLellan	10.81	✓			
Huron Kinloss	Ed McGugan	6.16	✓			
Mapleton	Dave Turton	0.89	✓			
Minto	Dave Turton	6.84	✓			
Morris-Turnberry	Kevin Freiburger	5.28	✓			
North Huron	Anita van Hittersum	5.66	✓			
North Perth	Matt Duncan	21.67	✓			
Perth East	Cheryl Matheson	1.82	✓			
South Bruce	Ed McGugan	0.07	✓			
Wellington North	Dave Turton	2.78	✓			
West Perth	Cheryl Matheson	0.48	✓			

The results of the recorded vote were 100% in favour therefore the following motions were carried:

Motion FA #27-21

Moved by: Roger Watt

Seconded by: Anita van Hittersum

THAT the work plan for 2021 be approved as outlined in Report 15A-21;

AND THAT the matching and non-matching levy be approved at \$1,624,182 for 2021;

AND THAT the levy be apportioned to each municipality in accordance with the 2021 levy schedule.

(carried)

The Members reviewed the revisions to the budget and the following motion was adopted.

Motion FA#28-21

Moved by: Alvin McLellan

Seconded by: Matt Duncan

THAT the 2021 budget be approved as outlined in Report #15B-21.

(carried)

b) Changes to the Conservation Authorities Act: **Report #16-21**

Report #16-21 was presented and the following motion was made:

Motion FA #29-21
Moved by: Alison Lobb

Seconded by: Anita van Hittersum

THAT the Chair, sit as Interim Chair and that a letter be sent to the Minister of Environment, Conservation and Parks requesting that an exception be made that would allow Dave Turton to remain as Chair until the Annual Meeting in 2022;

A recorded vote was taken and all were in favour.

Name	In Favour	Not in Favour
Roger Watt	✓	
Alison Lobb	✓	
Erinn Lawrie	✓	
Megan Gibson	✓	
Alvin McLellan	✓	
Cheryl Matheson	✓	
Kevin Freiburger	✓	
Anita van Hittersum	✓	
Matt Duncan	✓	
Ed McGugan	✓	
Dave Turton	✓	

(carried)

c) 2021 Members Work Plan: **Report #17-21**

Report #17-21 was presented and the following motion was made:

Motion FA #30-21
Moved by: Megan Gibson

Seconded by: Cheryl Matheson

THAT the work plan for 2021 be adopted as outlined in Report #17-21.

(carried)

d) Gorrie Dam Decommissioning Public Information Session: **Report #18-21**

Report #18-21 was presented and the following motion was made:

Motion #FA 31-21
Moved by: Ed McGugan

Seconded by: Alison Lobb

THAT the Members approve the Public Information Centre process and results as presented.

(carried)

e) **Tender for New Vehicle: Report #19-21**

Report #19-21 was presented and the following motion was made:

Motion FA #32-21**Moved by: Kevin Freiburger****Seconded by: Matt Duncan**

THAT Larry Hudson Chevrolet, Buick, GMC, be advised that their tender in the amount of \$27,120.00 (all applicable taxes and freight included) to supply a 2020 Chevrolet Colorado as per tender specifications, has been approved as presented;

AND THAT the 2013 Toyota Tacoma be advertised and sold in 2021, when it is no longer required.

(carried)**f) Carbon Footprint Reduction and Sequestration Report: Report #20-21**

Report #20-21 was presented and the following motion was made:

Motion FA #33-21**Moved by: Roger Watt****Seconded by: Kevin Freiburger**

THAT MVCA's carbon footprint progress report and 2021 strategic actions be approved as outlined in Report #20-21.

(carried)**g) Approval of Vendor for Shoreline Lidar: Report #21-21**

Report #21-21 was presented and the following motion was made:

Motion FA #34-21**Moved by: Alison Lobb****Seconded by: Erinn Lawrie**

THAT the contract for the shoreline LiDAR acquisition be awarded to Northway/Photomap/Remote Sensing Ltd. for \$25, 875 + HST.

(carried)**h) Appointment to Committees: Report #22-21**

Report #22-21 was presented and the following motion was made:

Motion FA #35-21**Moved by: Ed McGugan****Seconded by: Roger Watt**

THAT Dave Turton be appointed as the MVCA's delegate to Conservation Ontario;

AND THAT Matt Duncan and Megan Gibson and be appointed as alternates.

THAT Matt Duncan be appointed to the Board of Directors of the Maitland Conservation Foundation for 2021.

THAT Alison Lobb be appointed to the John Hindmarsh Environmental Trust Fund Board for 2021.

THAT Cheryl Matheson be appointed to the Personnel Committee for 2021.

THAT Alison Lobb be appointed as the MVCA's representative to the Huron County Water Protection Steering Committee for 2021.

THAT Matt Duncan be appointed to the Carbon Footprint Initiative Leadership Team for 2021. 030

(carried)

i) Appointment of Solicitors, Bank & Auditor: Report #23-21

Report #23-21 was presented and the following motions were made:

Motion FA #36-21

Moved by: Alvin McLellan

Seconded by: Megan Gibson

THAT the Authority's banking transactions be handled by the Wingham and Goderich Branches of the Canadian Imperial Bank of Commerce;

AND THAT investments be made at the financial institutions offering the most favorable rate of interest to the maximum of the guaranteed limits set by the Canadian Depository Act.

RECOMMENDATION #2:

THAT the Authority approve a bank borrowing by-law of \$200,000 for 2021 on revolving credit, at the Canadian Imperial Bank of Commerce, Wingham Branch.

THAT the following solicitors be appointed to handle legal matters of the Conservation Authority for 2021: Darrell N. Hawreliak Professional Corporation, Kitchener and Greg Stewart, Donnelly & Murphy, Goderich.

THAT Seebach and Company be appointed as MVCA's auditor for 2021.

(carried)

7. Chairs and Members Reports

Motion FA #37-21

Moved by: Matt Duncan

Seconded by: Alison Lobb

THAT MVCA move to in person meetings at the Wroxeter Hall once appropriate audio equipment has been received and subject to public health requirements.

(carried)

8. Consent Agenda

The following items were circulated to the Member's for their information.

- a) Revenue & Expenditure Report December: **Report #24-21** (attached)
- b) Agreements Signed: Report #25-21 (attached)

The following motion was made.

Motion FA #38-21
Moved by: Megan Gibson

031

Seconded by: Alvin McLellan

That reports #24-21 through #25-21 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

9. In Camera: Legal Matter

Motion FA #39-21
Moved by: Alvin McLellan

Seconded by: Cheryl Matheson

THAT the meeting move into in camera.

(carried)

10. Review of Meeting Objectives

Chair Turton reviewed the meeting objectives and announced that they have been met.

The next meeting of the membership will take place on April 17, 2021 at 7:00 pm.

11. Maitland Source Protection Authority Meeting

The Members entered into a Maitland Source Protection Authority meeting.

(carried)

12. Adjournment

The meeting adjourned at 8:55 pm with this motion.

Motion FA #40-21
Moved by: Alison Lobb

Seconded by: Cheryl Matheson

THAT the general membership meeting be adjourned.

(carried)



Dave Turton
Chair



Phil Beard
General Manager
Secretary Treasurer

Board of Directors Meeting #4-21

April 21, 2021

Member's Present: David Turton, Matt Duncan, Roger Watt, Alison Lobb, Kevin Freiburger, Anita van Hittersum, Megan Gibson, Cheryl Matheson, Alvin McLellan, Erinn Lawrie, Ed McGugan

Absent with regrets:

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Coordinator
Erin Gouthro, Watershed Ecologist
Donna Clarkson, MSPA

Community Members: Kevin Predon, Forest Conservation Bylaw Officer,
County of Bruce

1. Call to Order

Chair Turton welcomed everyone, called the meeting to order at 7:00 pm and reviewed the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #3-2021 held on March 17, 2021 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #41-21

Moved by: Megan Gibson

Seconded by: Ed McGugan

THAT the minutes from the General Membership meeting #3-2021 held on March 17, 2021 be approved. **(carried)**



4. **Presentation: Maitland Forest Health Assessment Project**

Erin Gouthro, Watershed Ecologist and Kevin Predon, Forest Conservation Bylaw Officer with the County of Bruce made a presentation on the Maitland Forest Health Assessment project.

5. **Business Requiring Direction and or Decision**

- a) Request from the Township of Howick to establish a trail through the Gorrie Conservation Area:
Report #26-21

Report #26-21 was presented and discussed by the Members. The following motion was made:

Motion FA #42-21

Moved by: Alison Lobb

Seconded by: Roger Watt

THAT MVCA supports the Township of Howick's interest in developing a trail at the Gorrie Conservation area and is willing to provide a letter of support for their application for funding to the Canada's Healthy Communities Initiative.

(carried)

- b) Information Topics for Members in 2021: **Report #27-21**

Report #27-21 was presented and the following motion was made:

Motion FA #43-21

Moved by: Ed McGugan

Seconded by: Matt Duncan

THAT staff develop information sessions on all 4 topics as outlined in report #27-21.

(carried)

- c) Governance, Accountability and Transparency Initiative: **Report #28-21**

Report #28-21 was presented and the following motion was made:

Motion FA #44-21

Moved by: Roger Watt

Seconded by: Cheryl Matheson

WHEREAS the provincial government has passed legislative amendments related to the governance of Conservation Authorities;

AND WHEREAS the Conservation Authorities remain committed to fulfilling accountable and transparent governance;

THEREFORE BE IT RESOLVED THAT the Maitland Valley Conservation Authority endorses the three key actions developed by the Conservation Ontario Steering Committee to update CA Administrative By-laws, to report proactively on priorities, and to promote/demonstrate results;

AND THAT staff work with Conservation Ontario staff to implement these actions and to identify additional improvements and best management practices. 034

(carried)

6. Chair and Members Reports

The Chair reported to the Members that he attended the Conservation Ontario Annual Meeting on April 12th and that CO elected a new Chair, Andy Mitchell. The remainder of the Executive Committee consists of the same members who served in 2020.

The Chair asked Stewart Lockie, Conservation Areas Coordinator to advise the Members on the status of MVCA's Conservation Areas. Stewart advised the Members that MVCA's Conservation Areas are open for day use only.

Matt Duncan reported that the Members that Perth County Council has directed their Forest Conservation Bylaw Officer to bring a report back to council on the number of acres of forest that have been removed in connection with the removal of ash trees. This information will be forwarded to MVCA for use in MVCA's Forest Health Assessment Project.

Anita Van Hittersum reported that the council for the Township of North Huron passed a motion on April 19th to decommission the Howson Dam.

7. Consent Agenda

The following items were circulated to the Members for their information.

- a) Agreements Signed: **Report #29-21**
- b) Revenue-Expenditure Report: **Report #30-21**
- c) Conservation Ontario Council Meeting Summary: **Report #31-21**
- d) Maitland Conservation Foundation Annual Meeting: **Report #32-21**

The following motion was made:

Motion FA #45-21

Moved by: Megan Gibson

Seconded by: Ed McGugan

THAT reports #29-21 through #32-21 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

8. Review of Meeting Objectives & Next Meeting Date, Wednesday, May 19, 2021 at 7:00pm.

9. Adjournment of Members Meeting:

The members meeting adjourned at 8:00pm with the following motion:

Moved by: Roger Watt

Seconded by: Alvin McLellan

THAT the Members Meeting be adjourned;

AND THAT the members move into the Maitland Source Protection Authority Meeting #3-21.

(carried)



Dave Turton
Chair



Phil Beard
General Manager /
Secretary-Treasurer



*Preserving, promoting, and developing
Wellington North's unique cultural
resources to build a vibrant community
and a prosperous economy.*

**WELLINGTON NORTH CULTURAL ROUNDTABLE COMMITTEE MINUTES
THURSDAY MAY 20TH, 2021 @ 12:00 PM;
ZOOM MEETING**

Members Present:

Chair Jim Taylor
Gail Donald
Bonny McDougall
Robert Macdonald
Penny Renken
Lisa Hern, Councillor
Linda Hruska

Members Absent:

Gary Pundsack

Staff Present:

Dale Small, Economic Development Officer
Tasha Grafos, Administrative Support

Guests:

Lauren Millier, MDB Insight
Evelyn Paul, MDB Insight

CALLING TO ORDER –

EDO Dale called the Meeting to order 12:08pm.

All members and guests were in attendance via Zoom with the exception of Robert, Jim and Dale who were in the Upper Hall at the Arthur Community Centre.

ADOPTION OF THE AGENDA – Chair Taylor

RESOLUTION: CRT2021-004

Moved: Member Robert

Seconded: Member Penny

THAT the agenda for the May 20th, 2021 Cultural Roundtable Committee meeting be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

None

MINUTES OF PREVIOUS MEETING – March 18, 2021

Received by Council on April 12th, 2021.

BUSINESS ARISING FROM THE MINUTES

1. Cultural Plan Refresh

Lauren Millier and Evelyn Paul from MDB Insight joined the meeting to discuss a refresh of the Cultural Plan. Lauren began the presentation with highlights of the 2013 Cultural Plan, where the original goals were; Broaden Municipal Roles & Partnerships, Leverage Cultural Resources to Grow the Economy, Build a Shared Identity and Increase Collaboration, and Increase the Vibrancy and Aesthetic Appeal of Downtowns.

These highlights will help to determine the study process for the new plan. This vision may be relevant, likely a refresh of the goals is needed and to become more specific in terms of the action plan. The 2013 plan will lay the groundwork for the new plan.

Updating the plan will involve a background review, community profile, i.e., how the demographics have evolved in Wellington North, updating the asset inventory, community survey and recommendations.

This report will likely be 8 – 10 pages and have supporting appendices.

Lauren posed the question, what do you consider Wellington North's unique cultural qualities?

Chair Jim – living on a rural farm for over 20 years, I consider the rural landscape and the countryside neighborhood networks to be unique. The Mennonite community has a useful network of trades people, skills, farm produce, and services. There are so many commodities available through rural networks.

Member Linda – Both Mt Forest and Arthur have the traditional main street downtown core, where businesses are located mainly on these main streets. These businesses are mostly locally owned, and many are unique start-ups. One cannot help but notice the booming housing/construction in our area. There is a large Mennonite population, and this is special to our area.

Lauren – how do you think the culture in Wellington North has changed in the almost 10 years since the last plan?

Member Gail – the appreciation, conservation efforts, and caring for natural spaces; trails, parks, and greenspaces, has expanded. The farming community, who may have largely looked over these resources 10 years ago, have become more involved with this endeavour. We have lots of younger people moving to the area. We are seeing more working age of people moving to the community rather than people moving here to retire, which was the case when the last plan was drafted.

Member Penny – There has been a large influx of Mennonites into the area in the last 10 years. A lot of the cultural events we plan, would not appeal to this demographic.

Lauren – how open, as a society, are the Mennonite community in the area? Are they taking part in any events?

EDO Dale – in terms of the Farmer's Market, we have Mennonite vendors, but do not see many Mennonite customers. They do take part in community events like blood donor clinics, but their use of our Township facilities is mostly limited to Arena Ice, for hockey or family skates, and the baseball diamonds, for team games, men's games before being married, or family events. We are definitely seeing population and building growth in urban Wellington North and a growth in the Mennonite community in our rural settings.

We have added a historical Blacksmith shop to our assets, which will become an attraction for our area.

Member Gail – We have lots of farmgate and small "back porch" vendors in the rural areas that are selling their produce and goods. We have a distinct urban quality as well as a distinct rural quality.

Lauren then asked, are there any additional programs and initiatives that could be implemented by the Municipality/Partners that could further enrich the Township's cultural life?

Chair Jim – The possibility partnering with Minto and Mapleton on the cultural side to share opportunities and events needs to be explored further. This can help all involved grow from each other's knowledge. Re-examine whether we should establish a heritage committee.

Lauren – why is a heritage committee needed?

Chair Jim – The purpose is to designate buildings and landscape with any historical significance and manage this process. Larger urban areas have these groups and increasingly smaller communities are getting them as well.

Lauren – Does the Township have an official plan including heritage policies?

EDO Dale – We are governed by the County of Wellington's Official Plan.

Member Gail – Part of this is attracting new volunteers. Finding a way to attract more people who can volunteer in the community. Engaging the school kids of all ages. In general, pulling more people into volunteering and getting involved.

EDO Dale – The Township is sponsoring a series of Volunteer Engagement sessions, the first session, May 26th is centered on Finding the Volunteers you Need (recruiting). The link to sign up for these sessions is on the Wellington North website. <https://wellington-north.com/living/wellington-north-volunteer-engagement-series>

Lauren – we may want to connect with the County to discuss this further.

Finally, Lauren asked, considering the impact of COVID-19, how can the municipality support cultural organizations and cultural enterprises over the next 12 – 24 months.

Chair Jim – It is important to take the pulse of the cultural enterprises, like our local fairs and Fireworks Festival, to see if they need our support. This support could come in a combination from the local chambers of commerce, the municipality, and the Cultural Roundtable. This answer may be something we see come out of the survey results.

Member Linda – As organizations get up and running, the township could provide meeting space in their facilities to support and provide a space that allows for physical distancing.

Robert – The general population will be wary of getting back into the organizations, something really big will be needed to get people attracted.

Penny – Using the township outdoor spaces, pavilions, could be an option for many organizations to meet.

Lauren – The story telling of local businesses on how they survived this time becomes important and that heightened level of marketing to support them.

At 1:06pm Lauren Millier and Evelyn Paul left the meeting.

2. Wellington North Farmers Market

Market will open on June 19th with 18 vendors, five more than last year. All public health protocols will be followed.

3. Wellington North Culture Days September 24th – October 24th, 2021

The aim is still to participate in the Culture Days which are in September and October, but the conversation on how to be involved will be postponed until closer to the date when we understand what COVID-19 restrictions could be in place still. Organizations who have expressed an interest in participating include Metz Pumpkinfest, Lynes Blacksmith Shop, Arthur Historical Society, and the roundtable is still planning to host a community celebration/BBQ.

4. Mayor's Volunteer Celebration Breakfasts

The committee were supportive of this however felt they should not happen until they can go forward as in person events. Suggestion made to plan for the celebration BBQ in September as part of Culture Days and then continue on with quarterly Mayors Breakfasts after that.

5. MCP Grants & Donations

The Louise Marshall Hospital Foundation has submitted a grant application for \$250 to help support the production of 100th anniversary book that will include stories from the auxiliary, past and present, and recipes. The 100th anniversary is June 2022.

Member Robert asked what was contributed to the Arthur Historical Society for their book. The committee confirmed that they were given \$500. All members then put forth that the Auxiliary should receive the same benefit as previously given to another organization. The Cultural Roundtable Committee will be recognized in the Auxiliary's book as a contributor.

Resolution: CRT2021-005

Moved by Member Robert

Seconded by Member Bonny

THAT the Cultural Roundtable approve a grant in the amount of \$500 to the Louise Marshall Hospital Auxiliary for the purpose of assisting in the production of a book to celebrate their 100th anniversary.

CARRIED

6. Cultural Moment

Thank you to Member Penny for submitting three cultural moments since the last meeting. The committee can submit cultural moments as often as they like, these will be presented as often as possible in council meetings.

ROUNDTABLE

Member Bonnie – Pumpkin Fest 2021 is set to move forward, the last Saturday of September. Pumpkins are growing in the neighborhood; 70 plants have been given out. John Deere group had planned an event, but that has changed to a drive “thru” event. This includes six club members who will have displays available for people to drive or walk through, where they can see the equipment and hear stories that go along with the equipment. This will happen the last weekend in July.

Member Penny – The horticultural society has planned a tour for July 17th and the gift shop at the LMH hospital is planning to open in June/July when the new emergency area opens.

Member Linda – The quilting Guild has had 3 meetings by Zoom, keeping going virtually. A number of guild members have made quilts during the pandemic and are looking to donate some of these.

Member Jim – How do we ensure that we have our 200 survey results? How should we promote?

EDO Dale – the link that was sent out yesterday, is the link to the survey. Please send out to all of your contacts. Jim and Penny agreed to do an interview on Northern Wellington Today to promote the roundtable and community survey and Dale will arrange with The River. Starting next week Wellington North will promote the survey on our social media networks and Dale will put together a press release to promote this as well.

Councilor Lisa – The Wellington Advertiser is looking for content about Wellington North, this would be a good opportunity.

EDO Dale - next meeting is scheduled for Thursday July 15th

ADJOURNMENT

Resolution: CRT2021-006

Moved: Member Bonny

Seconded: Member Penny

THAT the Cultural Roundtable Committee meeting be adjourned at 1:45 p.m.

CARRIED

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
RECREATION, PARKS AND LEISURE COMMITTEE MEETING MINUTES
TUESDAY JUNE 1, 2021 @ 8:30 A.M.
VIA WEB CONFERENCING
<https://youtu.be/RR9EzljJsw>**

Committee Members Present:

- Steve McCabe, Councillor, Chair
- Dan Yake, Councillor
- Andy Lennox, Mayor ex officio

Staff Members Present:

- Matthew Aston, Director of Operations
- Tom Bowden, Recreation Services Manager
- Mandy Jones, Community Recreation Coordinator
- Karren Wallace, Director of Legislative Services

Calling to Order
Chair McCabe called meeting to order at 8:30 a.m.
Adoption of Agenda
RESOLUTION RPL 2021-023 Moved by Member Yake Seconded by Mayor Lennox <i>THAT the agenda for the June 1, 2021 Township of Wellington North Recreation, Parks and Leisure Committee meeting be accepted and passed.</i> <i>CARRIED</i>
Disclosure of Pecuniary Interest
None
Minutes of Previous Meeting – May 4, 2021 (approved by Council on May 10, 2021)
Business Arising From Minutes
Deputation
Off Leash Dog Park in Mount Forest - Joe Wettlaufer RESOLUTION 2021-024 Moved by Member Yake Seconded by Mayor Lennox <i>THAT Recreation, Parks and Leisure Committee direct staff to bring a report to a future meeting of Committee regarding off leash dog parks in Wellington North.</i> <i>CARRIED</i>

On behalf of the residents of Mount Forest, Mr. Wettlaufer attended the meeting to get more information on the intention of the Township for the creation of an off-leash dog park in Mount Forest.

A dog park was identified as a recommendation in the 2018 Recreation Master Plan. At this time, a dog park is not part of the current Capital Budget plan. While not part of the current budget, it is part of the Master Plan and is still being considered for the future.

Member Yake identified that this is something that should be considered, however, location and safety are always a concern with dog parks.

Mayor Lennox asked if there was a group established to help with the care and maintenance of a dog park, as this is part of the master plan.

Mr. Wettlaufer replied that there was no group established, the group would be established after there was a site chosen, in accordance with the Master Plan recommendation.

After a discussion about possible Mount Forest locations, there was a direction to staff to prepare a report on possible locations and forming a committee to help with the planning process.

Joe Wettlaufer left the meeting.

Ad Hoc Committee Updates

Aquatics Committee Meeting Minutes

RESOLUTION RPL 2021-025

Moved By Member Yake

Seconded By Mayor Lennox

THAT the Recreation, Parks and Leisure Committee approve a \$200.00 budget for the design of a new logo and slogan for the Mount Forest Pool fundraising activities.

CARRIED

Minutes attached to the agenda are for the March 30th instead of the May 18th Mount Forest Aquatics Ad-Hoc Advisory Committee Meeting. As such the minutes will be brought to the Recreation, Parks and Leisure Committee for receipt on July 6, 2021.

Matthew Aston provided a verbal update. All Committee members were present at the May 18th meeting. The committee was successful in their application to the Community Grants and Donations Fund which will cover the hall rental for three Drive-Thru Chicken BBQ Fundraising Dinners. The Committee is exploring a memorial tree fundraiser and promotional materials. Committee has asked for a \$200 budget to have a new logo and slogan created to be used on promotional materials.

The Mount Forest Request for Proposal will go out in the fall looking for design proposals for the new pool.

The Committee asked staff for additional financial information regarding the splash pad. Staff will connect with the finance team and provide information at a future meeting.

Reports

2020 Parks and Recreation Financial Summary

RESOLUTION 2021-026

Moved By Mayor Lennox

Seconded By Member Yake

THAT the Recreation, Parks and Leisure Committee receive for information report 2020 Parks and Recreation Financial Summary.

CARRIED

Revenue was down a lot due to the pandemic, the recreation department aimed to offset this by reducing expenses, primarily through wages and utilities. The Arthur facility revenue was down by nearly \$130,000 but was offset by reducing expenses by nearly \$180,000. In Mount Forest, the revenue was down by nearly \$250,000 and was offset by reducing expenditures by almost \$264,000. As we continue into the pandemic, we can expect that there will be reduced revenues similarly for this operating year. It is hoped that there will be summer baseball and fall hockey that can increase revenues for this year.

Recreation department was praised by committee members for their efforts in reducing the expenses.

Drew Nelson Agreement – Ice Resurfacer

RESOLUTION 2021-027

Moved By Member Yake

Seconded By Mayor Lennox

THAT the Recreation, Parks and Leisure Committee receive for information the Drew Nelson Ice Resurfacer Advertisement Agreement.

CARRIED

Drew Nelson, in accordance with the original contract, was given the first right of refusal to renew his contract with the Township. The new advertising contract will begin August 1, 2021 and extend to July 31, 2025.

The committee expressed thanks to Drew Nelson for his commitment to the Township and the Recreation department.

COVID-19 Roadmap to Reopening

The Recreation Department is ahead of the reopening plan, in terms of reopening readiness. The playgrounds, fields and splash pads are ready. The pools will be ready for the end of Step 1. Step 2 allows for 10 people outdoors on the sports fields, but no team sport played. We will not see the return of team sports or indoor rentals until Step 3.

Mayor Lennox commented that the June 14th start date of Step 1 may be moved ahead a week and wanted the recreation department to be prepared for this.

Manager of Recreation Services has all amenities ready and can be prepared for an earlier reopen. The dates for the pools will remain at the end of June as with previous years.

New Business/Roundtable

Splash Pads Reopening June 1, 2021

The Splash Pads were inspected May 31. Mount Forest Splash Pad opened today, June 1 and the Arthur Splash Pad will open June 4, 2021 due to the construction at the OptiMrs Playground.

Arthur OptiMrs Playground

Arthur OptiMrs Playground construction is expected to be completed Friday, June 4th. There were some early complications due to COVID-19 and weather. The Arthur Outdoor Gym should also be completed this week.

Mayor Lennox questioned whether there would be a public opening of the Playground and gym. Recreation Community Coordinator answered that the Arthur BIA and Chamber are planning a virtual event for the Outdoor Gym. At this time nothing has been planned or scheduled for the Arthur OptiMrs playground. Member Yake noted there has not been an official opening of the Mount Forest Splash Pad yet.

Roundtable

CAO, Mike Givens, update the committee that the Recreation Department is working on a Green Inclusive Community Building Application, this would be to complete the work at the Arthur and Area Community Centre, for a project total of approximately \$4,500,000.

The Recreation Capital Program this year was extremely aggressive. The recreation programming, due to COVID-19 regulations and restrictions, has been very tumultuous, as has the repetitive reopening and closing of amenities in recreation. Due to these stressors, we should temper some expectations of recreation. The idea of a Dog Park in Mount Forest is a great idea; however, the committee should recognize that the Recreation staff is spread thin already. There is a lot of pressure for recreation with ideas that come before the department.

Adjournment

RESOLUTION RPL 2021-028

Moved by Chair McCabe
Seconded by Member Yake

THAT the Township of Wellington North Recreation, Parks and Leisure Committee meeting of June 1, 2021 be adjourned at 9:15 a.m.

CARRIED



Grand River Conservation Authority

Summary of the General Membership Meeting – May 28, 2021

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-05-21-39 - Financial Summary
- GM-05-21-38 - Provincial Offences Act Officer Appointments
- GM-05-21-C04 - Easement - Region of Waterloo (closed agenda)
- GM-05-21-C05 - Easement - City of Cambridge (closed agenda)
- GM-05-21-C06 - Snyder's Flats Conservation Area Update (closed agenda)

Information Items

The Board received the following reports as information:

- GM-05-21-36 - Cash and Investment Status
- GM-05-21-37 - Groundwater Monitoring in the Grand River Watershed
- GM-05-21-40 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- Kerry Game regarding a request for a permit fee refund.

For full information, please refer to the May 28 Agenda Package. Complete agenda packages and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following the next meeting of the General Membership scheduled on June 25, 2021.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.



WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of June 14, 2021

From: Tammy Pringle, Development Clerk

Subject: DC2021-014, Consent Application B25-21 Todd Hanlon & Roxane Baldwin

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2021-014 being a report on Consent Application (Lot Line Adjustment) B25-21 known as Part Lot 27, Concession 6 in the geographic township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B25-21 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 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.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is geographically known as 8611 Concession 7 in the former Township of Arthur.

Proposed lot line adjustment is 9.2 hectares with no frontage, existing agricultural use to be added to abutting agricultural parcel – Lavolit Limited/Von Westerholt Farms Ltd.

Retained parcel is 12 hectares with 305.3m frontage, existing and proposed rural residential use with existing house, barn & shed.

FINANCIAL CONSIDERATIONS

The municipality will realize \$130.00 in clearance fees.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch, prepared Matt De Jager at Van Harten Surveying Inc., dated October, 2020.
- APPENDIX B:
 - Aerial Map of Subject Properties
- APPENDIX C:
 - Matthieu Daoust, Planner; County of Wellington, Township of Wellington North Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

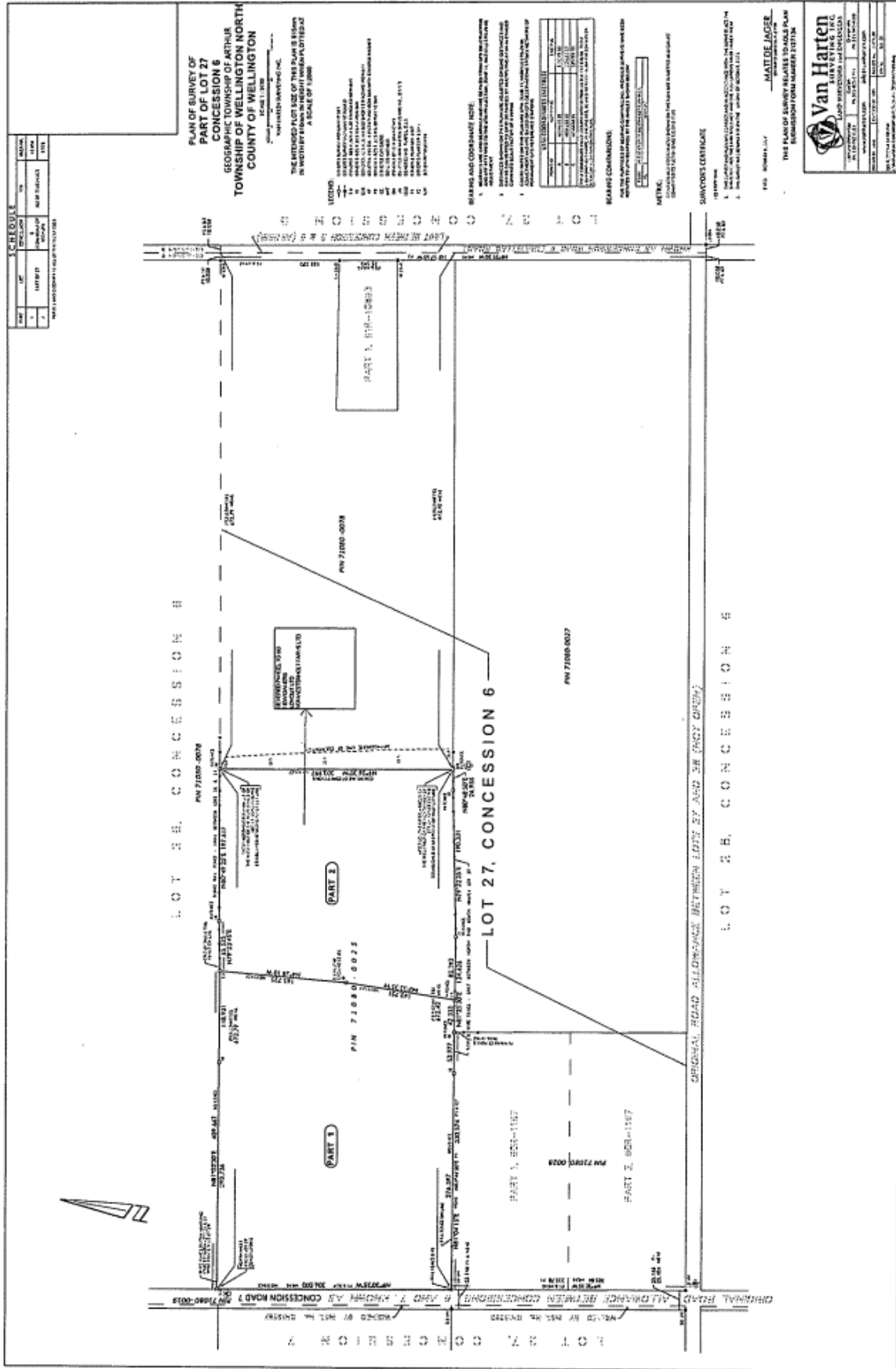
- Yes
 No
 N/A

Which priority does this report support?

- Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

APPENDIX A – SEVERANCE SKETCH B25-21



NO.	DESCRIPTION	DATE	BY	SCALE	REV.
1	ISSUED				
2	REVISED				
3	REVISED				

DATE: 2024.05.01

PLAN OF SURVEY OF
PART OF LOT 27
CONCESSION 6
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

APPROVED BY THE REGISTRAR
ON 2024.05.01

THE INTENDED PURPOSE OF THIS PLAN IS TO SHOW THE SEVERANCE OF THE LAND INTO PARTS OF A SCALE OF 1:2000.

LEGEND:

- 1. BOUNDARY LINE
- 2. BOUNDARY LINE (BY REVERSE SURVEY)
- 3. BOUNDARY LINE (BY REVERSE SURVEY)
- 4. BOUNDARY LINE (BY REVERSE SURVEY)
- 5. BOUNDARY LINE (BY REVERSE SURVEY)
- 6. BOUNDARY LINE (BY REVERSE SURVEY)
- 7. BOUNDARY LINE (BY REVERSE SURVEY)
- 8. BOUNDARY LINE (BY REVERSE SURVEY)
- 9. BOUNDARY LINE (BY REVERSE SURVEY)
- 10. BOUNDARY LINE (BY REVERSE SURVEY)
- 11. BOUNDARY LINE (BY REVERSE SURVEY)
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- 13. BOUNDARY LINE (BY REVERSE SURVEY)
- 14. BOUNDARY LINE (BY REVERSE SURVEY)
- 15. BOUNDARY LINE (BY REVERSE SURVEY)
- 16. BOUNDARY LINE (BY REVERSE SURVEY)
- 17. BOUNDARY LINE (BY REVERSE SURVEY)
- 18. BOUNDARY LINE (BY REVERSE SURVEY)
- 19. BOUNDARY LINE (BY REVERSE SURVEY)
- 20. BOUNDARY LINE (BY REVERSE SURVEY)

BEARING AND DISTANCE NOTE:

ALL BEARINGS AND DISTANCES ARE GIVEN IN FULL DEGREES, MINUTES AND SECONDS, AND ALL DISTANCES ARE GIVEN IN METERS AND MILLIMETERS.

NO.	FROM	TO	BEARING	DISTANCE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

BEARING COMMENTARY:

ALL BEARINGS ARE GIVEN AS FULL DEGREES, MINUTES AND SECONDS.

METRE:

ALL DISTANCES ARE GIVEN IN METERS AND MILLIMETERS.

SUBJECT'S CONTRIBUTION:

...

DATE: 2024.05.01

MAP NO.: B25-21

COMMISSION NUMBER: 121734

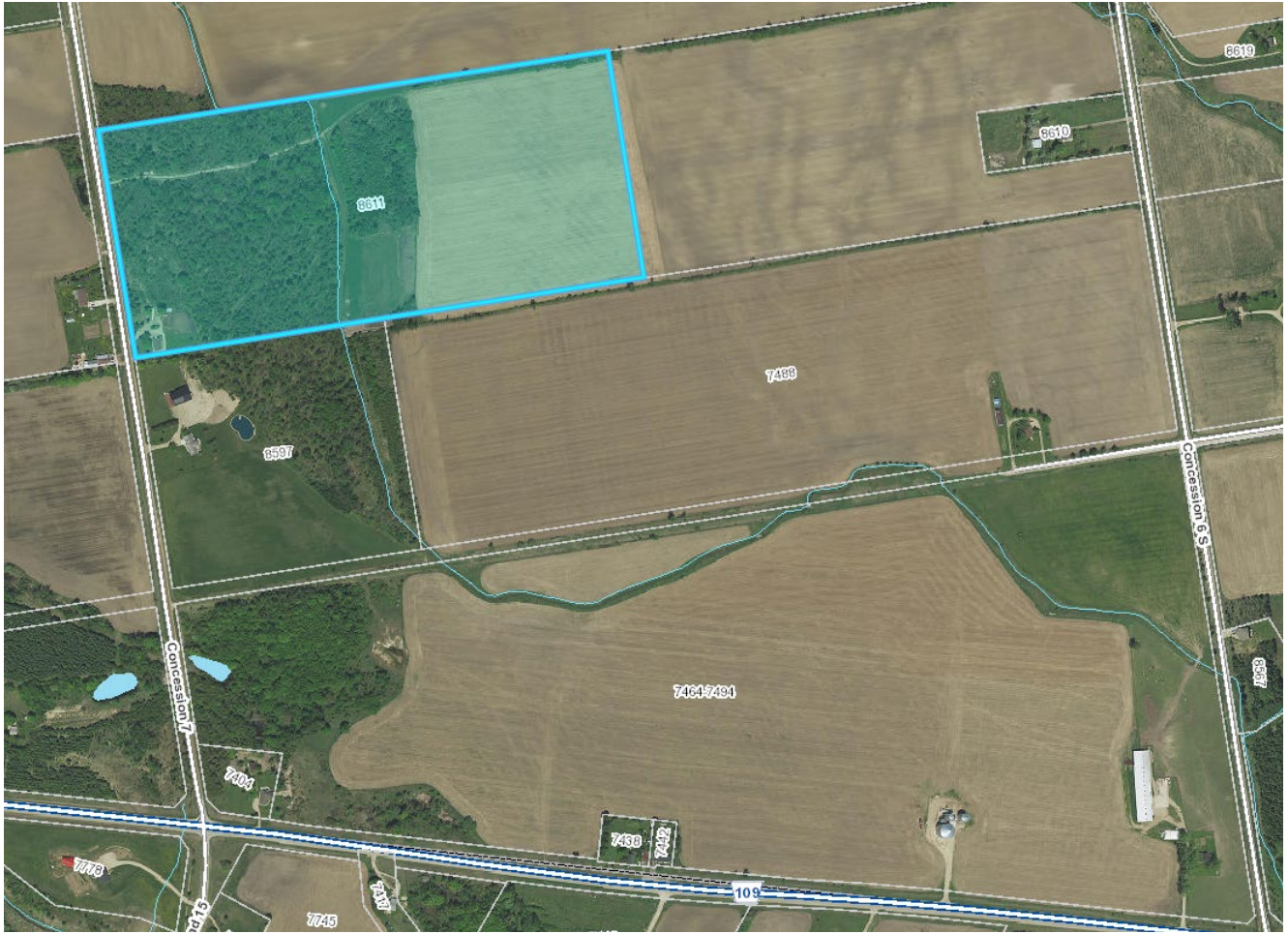
DATE: 2024.05.01

MAP NO.: B25-21

COMMISSION NUMBER: 121734



APPENDIX B – AERIAL MAP OF SUBJECT PROPERTY B25-21





Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application	B25/21
Location	Part Lots 27, Concession 6 WELLINGTON NORTH
Applicant/Owner	Todd Hanlon & Rosanne Baldwin

PLANNING OPINION: This application for lot line adjustment would sever a vacant 8.5 ha (21.1 ac) agricultural parcel to be merged with the abutting agricultural parcel for continued agricultural use. An approximate 12 ha (29.8 ac) parcel would be retained with an existing dwelling, shed and barn.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. The lot line adjustment is being done to merge with an abutting agricultural operation, which will result in a more viable agricultural operation. Planning staff have no concerns provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting lands;
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Under Section 2.3.4.2 lot line adjustments are permitted in prime agricultural areas for legal or technical reasons. We have no Minimum Distance Separation 1 (MDS 1) concerns.

WELLINGTON COUNTY OFFICIAL PLAN The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The identified environmental features include a GRCA regulated wetlands and a significant wooded area. The proposed new lot line is beyond 30m from the identified feature.

According to Section 10.3.5 lot line adjustments may be permitted for legal or technical reasons, such as easements, correction of deeds, quit claims, and minor boundary adjustments in the Prime Agricultural Area. Lot line adjustments may also be permitted where no adverse effect on agriculture will occur where:

- Two abutting farms are merged and an existing farm residence is made surplus to the resulting enlarged farm parcel;
- More viable agricultural operations will result;
- An undersized lot is made useable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purpose of this plan.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE) zone. It would appear that the severed and retained lands meet the minimum lot area and frontage requirements of the zoning by-law.

SITE VISIT INFORMATION: The subject property was visited and photographed on June 18, 2021. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Matthieu Daoust, MCIP RPP
Planner
June 1, 2021



WELLINGTON NORTH
SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of June 14, 2021
From: Tammy Pringle, Development Clerk
Subject: DC2021-015, Consent Application B29-21 Robert's Farm Equipment Sales Inc.

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2021-015 being a report on Consent Application (Lot Line Adjustment) B29-21 known as Part Lot 33, Concession 1, Division 3 in the geographic town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B29-21 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 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.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is geographically known as 435 Sligo Road West in the town of Mount Forest.

Proposed lot line adjustment is 272.3' fr x 675.8' = 4.25 acres, vacant land to be added to abutting industrial/commercial property – TBM Holdco Ltd.

Retained parcel is 533.5' fr x 658.8' = 8.2 acres, existing and proposed commercial use with existing retail building.

FINANCIAL CONSIDERATIONS

The municipality will realize \$130.00 in clearance fees.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch, Project No. 21-9420 prepared Greg Ford at Wilson-Ford Surveying & Engineering, dated May 4, 2021.
- APPENDIX B:
 - Aerial Map of Subject Properties
- APPENDIX C:
 - Matthieu Daoust, Planner; County of Wellington, Township of Wellington North Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

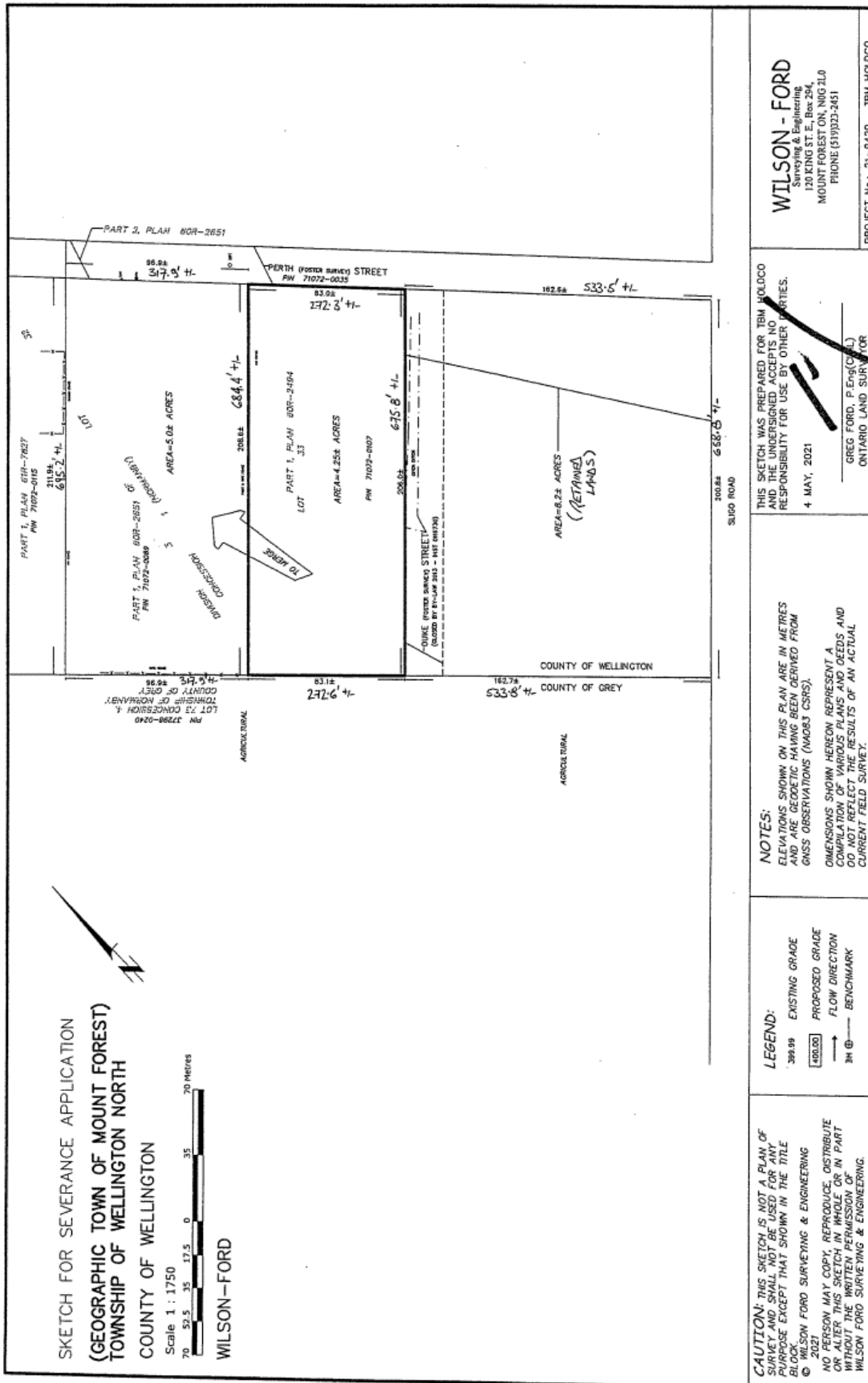
Yes
 No
 N/A

Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

APPENDIX A – SEVERANCE SKETCH B29-21



APPENDIX B – AERIAL MAP OF SUBJECT PROPERTY B29-21



APPENDIX C – PLANNING REPORT B29-21



Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application	B29/21
Location	Part Lot 33, Concession 1, Div 3 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Robert's Farm Equipment Sales Inc

PRELIMINARY PLANNING OPINION: This application is for a lot line adjustment which would sever a 1.72 ha (4.25 ac) vacant lot within the urban area of Mount Forest and merge it with the abutting industrial/commercial property. A 3.31 ha (8.2 ac) vacant lot would be retained.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land;
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Under section 1.3.1 "Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment and institutional uses to meet long term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses..."

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated INDUSTRIAL and located within the Mount Forest Urban Centre.

The matters under Section 10.1.3 were also considered, including "a) that any new lots will be consistent with official plan policies and zoning regulations.", b) "that all lots can be adequately serviced with water, sewage disposal..."; and p) "that provincial legislation and policies are met..."

WELL HEAD PROTECTION AREA: A small portion of the retained lands is located within the wellhead protection area C with a vulnerability score of 6.

LOCAL ZONING BY-LAW: The proposed severed and retained lands are zoned INDUSTRIAL (M1). The severed and retained lands appear to meet the lot frontage and setback requirements in the By-law.

SITE VISIT INFORMATION: The subject property was visited and photographed on **January 29, 2021**. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Matthieu Daoust MCIP RPP
 Planner
 June 3, 2021



Staff Report

To: Mayor and Members of Council Meeting of June 14, 2021
From: Tammy Pringle, Development Clerk
Subject: DC2021-016, Consent Application B32-21 Wendy & Paul Levine

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2021-016 being a report on Consent Application (Severance) B32-21 known as Part Park Lots 1 & 2, n/s Macauley St, Crown Survey in the geographic town of Arthur.

AND FURTHER THAT; Council recommend deferral until the MCR process is complete and the review of the community's land needs and future development lands are complete.

AND FURTHER THAT; Should the Planning & Land Division Committee approve the consent as proposed on application B32-21, the following matters are to be addressed as conditions of approval:

- **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 2021; (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 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).
- **THAT** servicing shall be provided to the satisfaction of the Township of Wellington North;
- **THAT** the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to allow a new residential dwelling on the retained parcel in a manner deemed acceptable;

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.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located at the North end of Eliza Street within the urban boundary of the town of Arthur and is Zoned Future Development in the Township of Wellington North Zoning By-Law 66-01.

Proposed severance is 1.2 hectares with 179m frontage, existing agricultural use for proposed urban residential use.

Retained parcel is 17.2 hectares with 450m frontage, existing and proposed agricultural use.

FINANCIAL CONSIDERATIONS

The municipality will realize \$130.00 in clearance fees.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch, Project No. 29416-21 prepared Jeffrey E. Buisman at Van Harten Surveying Inc., dated May 4, 2021.
- APPENDIX B:
 - Aerial Map of Subject Properties
- APPENDIX C:
 - Matthieu Daoust, Planner; County of Wellington, Township of Wellington North Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

Yes
 No
 N/A

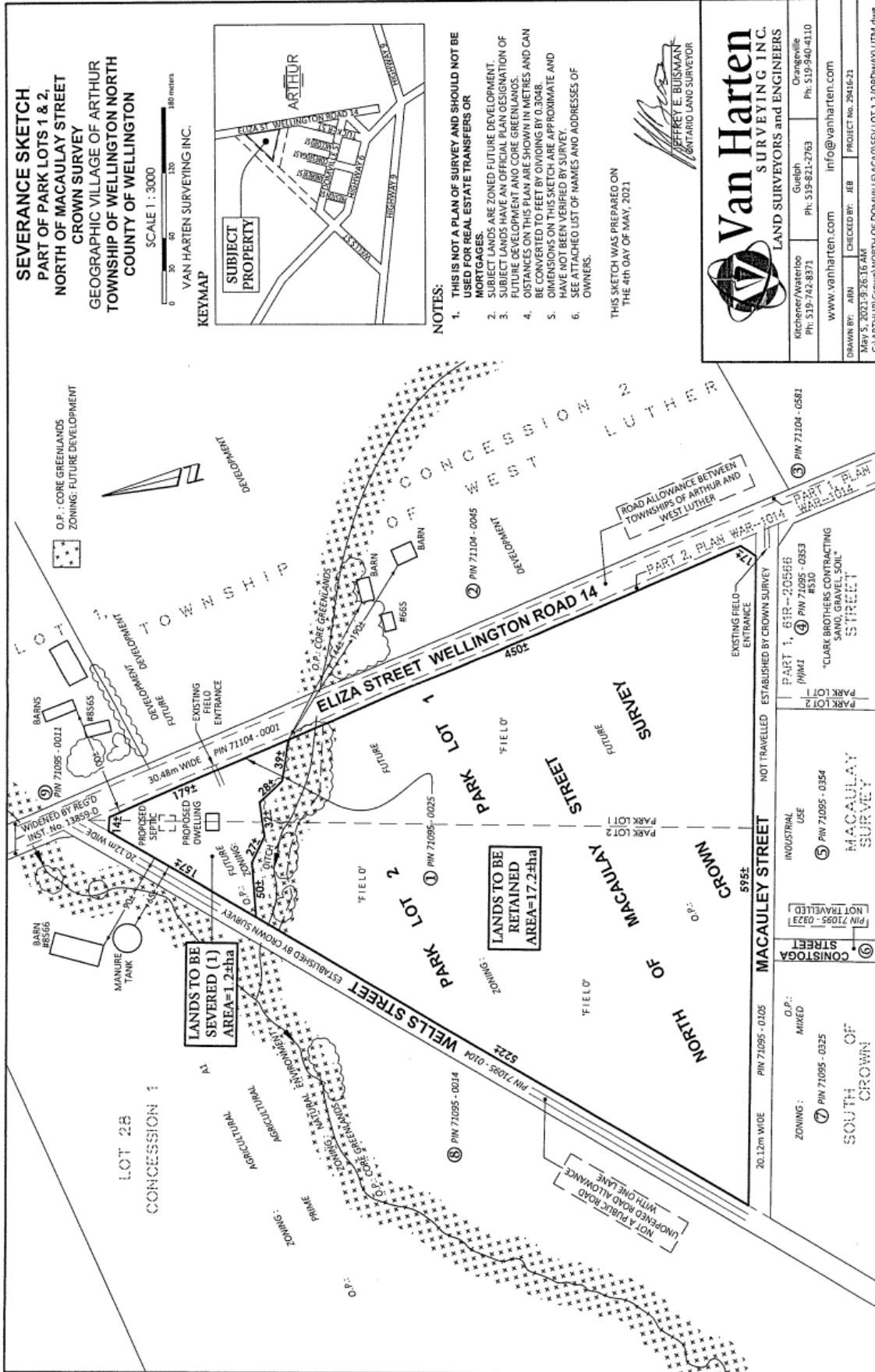
Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
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Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>
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APPENDIX A – SEVERANCE SKETCH B32-21



APPENDIX B – AERIAL MAP OF SUBJECT PROPERTY B32-21



APPENDIX C – PLANNING REPORT B32-21



Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application	B32/21
Location	Part Park Lots 1 & 2, n/s Macauley St TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Wendy & Paul Levine

PRELIMINARY PLANNING OPINION: This application would sever a 1.2 ha (2.96 ac) vacant residential lot on private services in Arthur. A vacant 17.2 ha (42.5 ac) lot would be retained.

The subject property is located within the Arthur Urban Area and is designated Future Development in the County Official Plan and zoned Future Development in the Township Zoning By-law.

Section 8.10.4 of the Official Plan establishes the requirements for the re-designation of Future Development Lands. An Official Plan Amendment and Zoning By-law Amendment addressing these requirements would need to be submitted in support of the application. Planning staff note that municipal services do not presently extend to the subject property.

Planning Staff note that the County of Wellington's MCR and Official Plan review is currently underway which will review the future land needs in the County and Wellington North.

As a result, planning staff would deem this application premature and recommend **deferral** until the MCR process is complete and the review of the communities land needs and future development lands are complete. Planning staff cannot support the proposed severance at this time as the future land use of the area has not been determined.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): With respect to servicing, the PPS states under Section 1.6.6.4 that, "where municipal sewage services and water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development." Planning staff do not consider this proposal to be an infill or a minor rounding out of existing development.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated URBAN CENTRE (Arthur), FUTURE DEVELOPMENT, CORE GREENLANDS. The identified environmental features include a GRCA regulated floodplain. Section 8.10 of the Plan outlines the following objectives for areas within the Future Development designation:

- To provide for the orderly future development of the unbuilt areas of the Urban Centre;
- To limit development of such lands until an Official Plan Amendment including a property site plan or concept plan for future uses has been submitted and approved;
- To prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

PLANNING REPORT B32-21 Continued

The Future Development designation (Section 8.10.3) provides for creation of a new lot by consent provided such development is in accordance with the policies of the Official Plan.

The matters under Section 10.1.3 were also considered, including:

- b) "that all lots can be adequately serviced with water, sewage disposal... to accepted municipal standards..."
- d) "that all lots will have safe driveway access to an all-season maintained public road..."

The County Official Plan only permits the re-designation of Future Development areas where specific criteria have been met (Section 8.10.4) as summarized below:

- a. There is a need for additional residential lands
- b. That services can be provided for the development
- c. Adequate development plans have been provided
- d. The proposed development is contiguous to and is a logical extension of existing development
- e. Any required impact studies have been completed

The proposed severed lot is to be serviced by private well and septic. Section 11.2.4 h) states that "where municipal and private communal services are not available in an urban centre and it is not reasonable to anticipate these services, individual on-site sewage and water services may be used in accordance with a servicing options assessment." We understand that municipal services are not anticipated in the foreseeable future for this area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Future Development (FD). The Future Development Zone does not permit any new development. A condition for zoning compliance has been added as a condition of approval.

SITE VISIT INFORMATION: The subject property was visited and photographed on June 18, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.



Matthieu Daoust, MCIP, RPP
Planner
June 3rd, 2021



Staff Report

To: Mayor and Members of Council Meeting of June 14, 2021
From: Tammy Pringle, Development Clerk
Subject: DC2021-017, Consent Application B36-21 Lavolit Ltd/Von Westerholt Farms Ltd.

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2021-017 being a report on Consent Application (Severance) B36-21 known as Part Lot 26, Concession 6, in the geographic township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B36-21 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 2021; (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 retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and
- **THAT** MDS compliance is achieved for the agricultural buildings on the retained lands to the satisfaction of the local municipality.

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.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is geographically known as 8652 Concession 6 South in the geographic township of Arthur.

Proposed severance is 0.7 hectares with 60m frontage, existing and proposed rural residential use with existing dwelling. Together with a proposed hydro easement in favour of retained parcel.

Retained parcel is 39.5 hectares with 241m frontage, existing and proposed agricultural use with existing building for tractors and building for hay storage.

FINANCIAL CONSIDERATIONS

The municipality will realize \$1,130.00 in clearance fees.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch, Project No. 29488-21 prepared Jeffrey E. Buisman at Van Harten Surveying Inc., dated May 6, 2021.
- APPENDIX B:
 - Aerial Map of Subject Properties
- APPENDIX C:
 - Matthieu Daoust, Planner; County of Wellington, Township of Wellington North Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

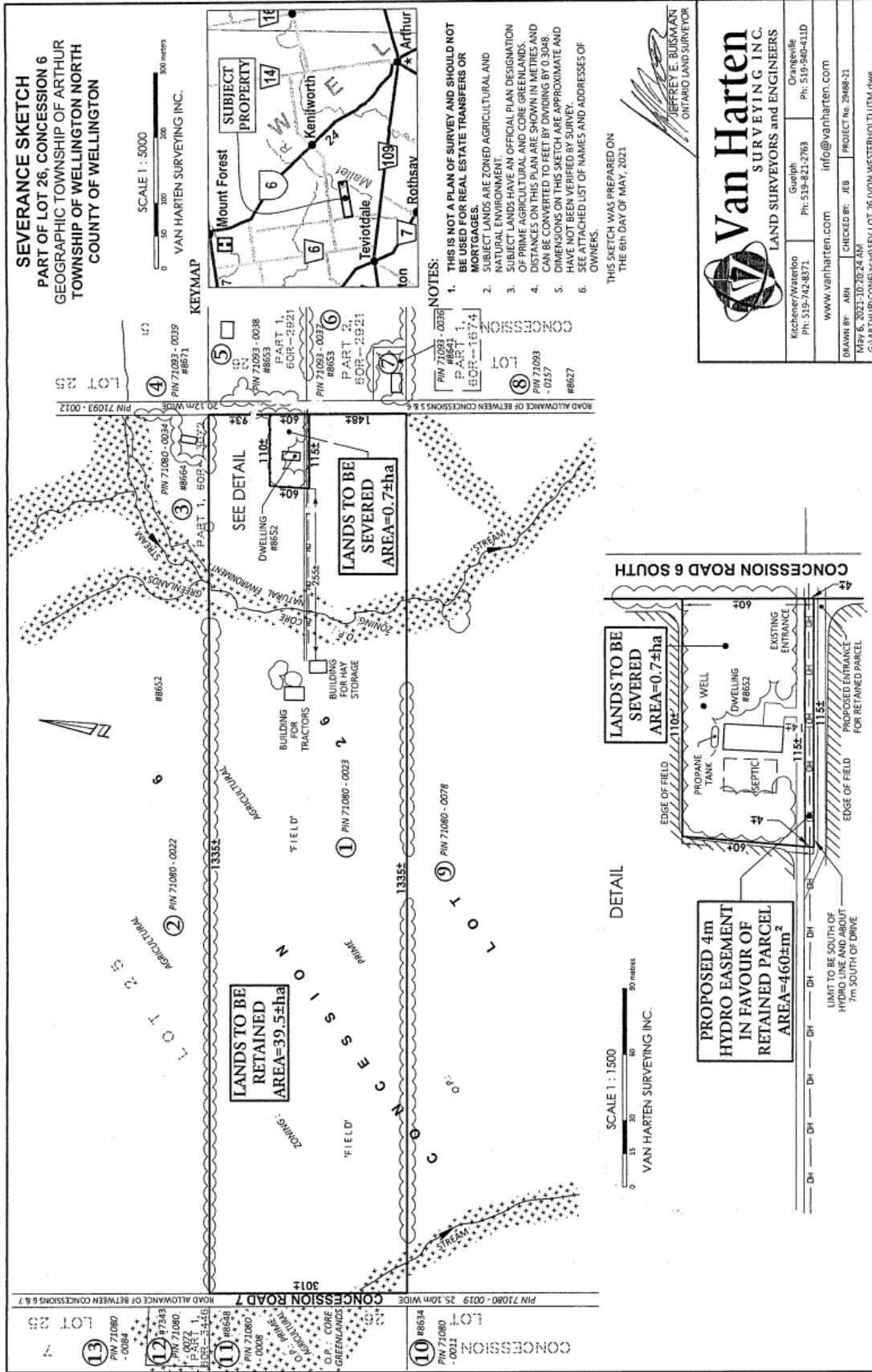
Yes
 No
 N/A

Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

APPENDIX A - SEVERANCE SKETCH B36-21



APPENDIX B – AERIAL MAP OF SUBJECT PROPERTY B36-21



APPENDIX C – PLANNING REPORT B36-21



Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application	B36/21
Location	Part Lot 26, Concession 6 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Lavolit Ltd/Von Westerholt Farms Ltd

PRELIMINARY PLANNING OPINION: This application would sever a 0.7 ha (1.73 ac) rural residential parcel with an existing dwelling and create a proposed hydro easement in favour of the retained parcel. A vacant 39.5 ha (97.6 ac) agricultural parcel would be retained with two accessory structures. This application is being submitted under the surplus farm dwelling policies.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That driveway access can be provided to the retained lands to the satisfaction of the local municipality;
- b) 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;
- c) That MDS compliance is achieved for the agricultural buildings on the retained lands to the satisfaction of the local municipality.

PLACES TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states “Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) Agricultural uses, provided lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) Agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use an appropriate sewage and water services;
- c) a residence surplus to a farming operation...; and
- d) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways.”

With respect to Minimum Distance Separation (MDS), there are two agricultural buildings located on the retained lands. At this time, Planning staff is seeking additional information from the applicant on the retained structures. A condition for MDS relief is being added until there are no MDS issues and the status of the buildings are confirmed.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The identified environmental features include a GRCA regulated floodplain. According to section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

PLANNING REPORT B36-21 Continued

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.”

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d).
With regards to criteria e) Planning staff is currently seeking additional info on the two retained

structures. Planning Staff has included a condition for MDS relief. Item f) can be addressed as a condition of approval.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by the applicants, which demonstrates that this application would constitute a farm consolidation.

WELL HEAD PROTECTION AREA: The subject property is not located with a WHPA.

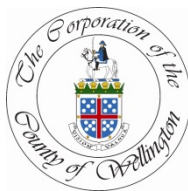
LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE) Zone. Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agricultural (A) Zone. As part of the surplus farm severance policies a standard condition is recommended to rezone the retained lands to prohibit future residential uses.

SITE VISIT INFORMATION: The subject property was visited and photographed on June 18, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.



Matthieu Daoust, RPP MCIP
Planner

Dated: June 4, 2021



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 31, 2021
TO: Mayor and Council
 Township of Wellington North
FROM: Matthieu Daoust, Planner
 County of Wellington
SUBJECT: **Owner: Brad Wilson**
Property: Part Park Lot 3, S/S Birmingham St, 61R-21979 Pts 2 & 3
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 10 townhouse units on separate lots. 1m and 1.5m easements will also be created to provide drainage and access from Wellington St E to the rear yards of the units.

A draft reference plan (attached as Schedule 2 to this report) has been submitted showing the divided townhouses units and easements. 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) and High Density Residential (R3). The division of land is consistent with Provincial Policy and would conform to the applicable policies of the County Official Plan. The property was subject to a consent and a zone amendment in 2020 that described the intent that the property would be divided in the future for townhouses.

The lot areas and lot frontages for the townhouse units are in compliance with the zoning by-law requirements for street townhouses.

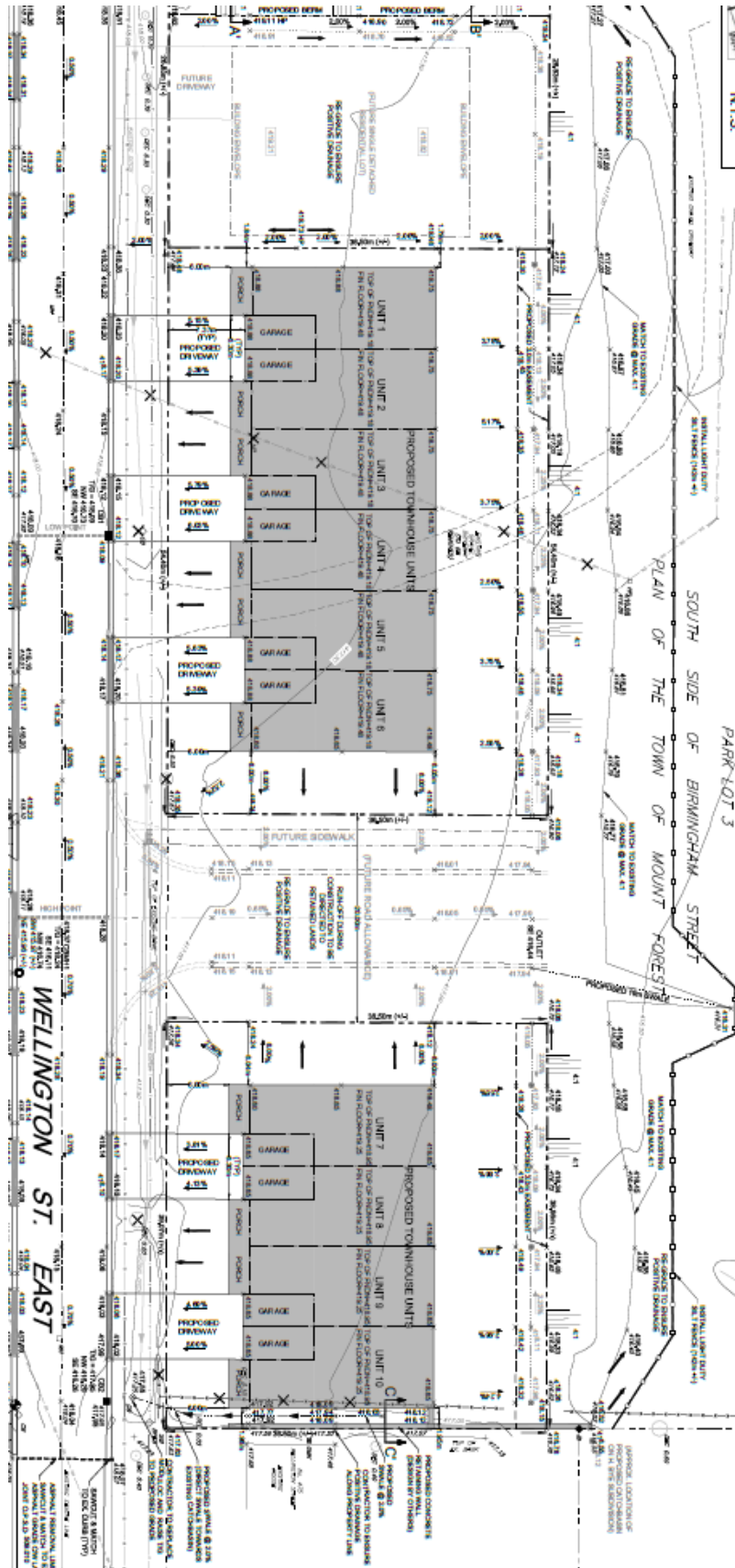
The full description of the parcel and corresponding by-law is listed on the agenda for Council's consideration. Once the By-law is approved by Council it will be forwarded to the County for registration.

Respectfully submitted
 County of Wellington Planning and Development Department

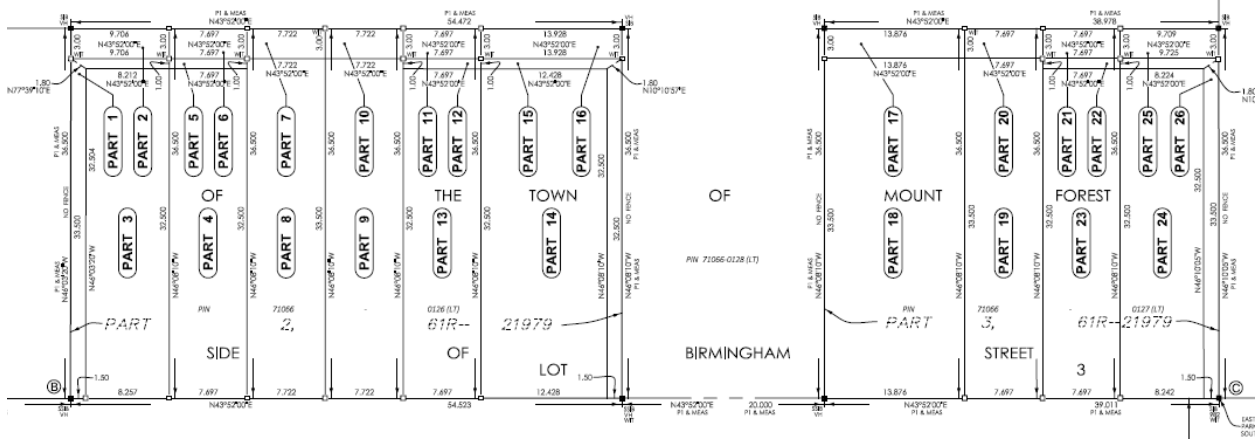
A handwritten signature in cursive script that reads "Matthieu Daoust".

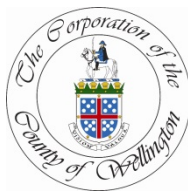
Matthieu Daoust, MCIP, RPP
 Planner

Schedule 1: Site Plan



Schedule 2: Draft Reference Plan





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 31, 2021
TO: Mayor and Council
 Township of Wellington North
FROM: Matthieu Daoust, Planner
 County of Wellington
SUBJECT: **Owner: Brad Wilson**
Property: Part Park Lot 3, S/S Wellington St, 61R-21924 Pts 1 & 2 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 8 townhouse units on separate lots. 1m and 1.5m easements will also be created to provide drainage and access from Wellington St E to the rear yards of the units. Furthermore, additional easements have been provided for hydro purposes – Wellington North Power (Parts 37-40).

A draft reference plan (attached as Schedule 2 to this report) has been submitted showing the divided townhouses units and easements). 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). The division of land is consistent with Provincial Policy and would conform to the applicable policies of the County Official Plan. The property was subject to a consent in 2020 that described the intent that the property would be divided in the future for townhouses.

The lot areas and lot frontages for the townhouse units are in compliance with the zoning by-law requirements for street townhouses.

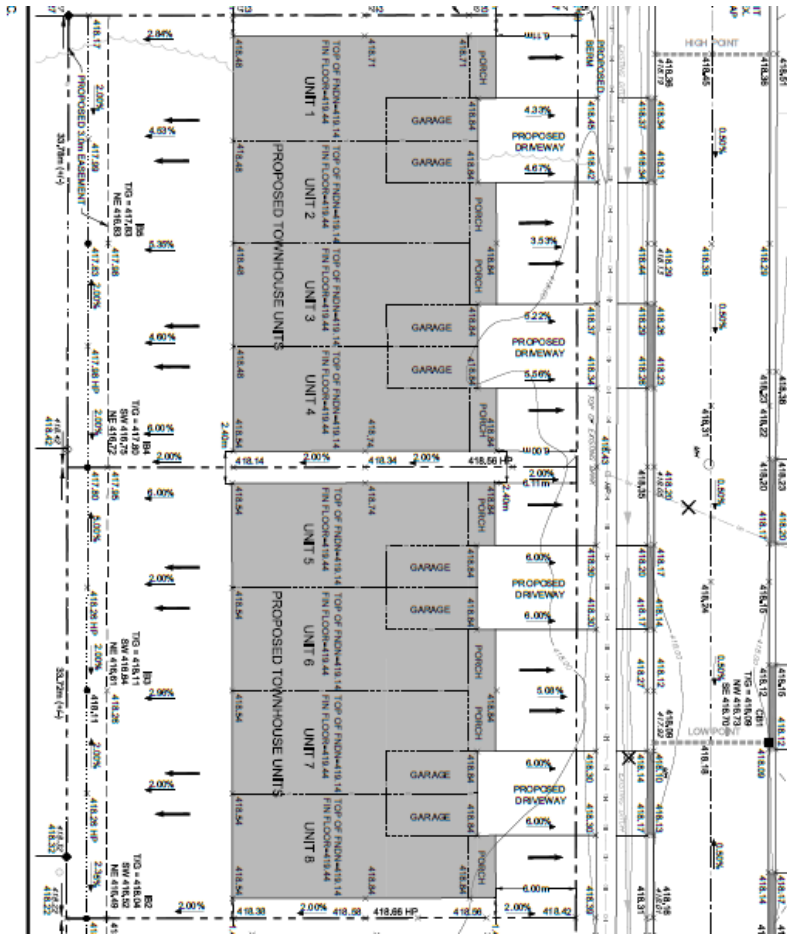
The full description of the parcel and corresponding by-law is listed on the agenda for Council's consideration. Once the By-law is approved by Council it will be forwarded to the County for registration.

Respectfully submitted
 County of Wellington Planning and Development Department

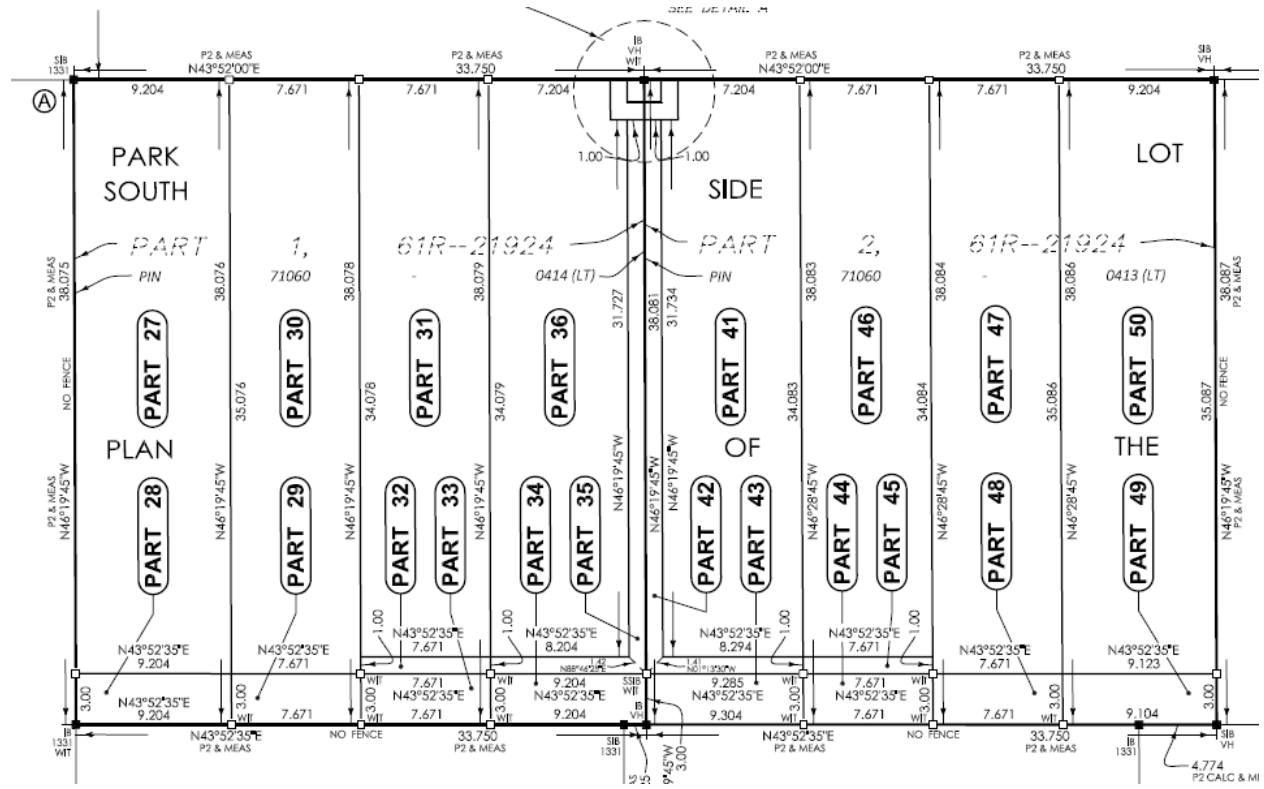
A handwritten signature in cursive script that reads 'Matthieu Daoust'.

Matthieu Daoust, MCIP, RPP
 Planner

Schedule 1: Site Plan



Schedule 2: Draft Reference Plan





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

DATE: June 10, 2021
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Matthieu Daoust, Planner
 Curtis Marshall, Manager of Development Planning
 County of Wellington
SUBJECT: **RECOMMENDATION REPORT - Cachet Developments (Arthur) Inc.
 Revised Draft Plan of Subdivision - 23T-20202
 Zoning By-law Amendment ZBA 06-20
 321 Domville St, Arthur**

RECOMMENDATIONS

1. That Council support the latest revised draft plan of subdivision dated June 4, 2021.
2. That staff prepare a subdivision agreement between the municipality and the Owners of the proposed subdivision for Council's consideration; and,
3. That staff advise the County's Director of Planning and Development of the Township's decision.

PLANNING COMMENT

The purpose of this report is to provide the Township with recommendations regarding the above-noted draft plan subdivision application and related zoning by-law amendment filed by Cachet Homes (Arthur) Inc. The revised application proposes to create 132 single detached residential units, 62 townhouse units, a 1.05 ha (2.59 acre) stormwater management block, a walkway block, and 2 public park areas totaling 0.45 ha (1.1 acres).

The applicant has submitted a revised draft plan of subdivision (dated June 4, 2021) with updated reports to address the comments of the public, the Township and commenting agencies. Township Staff and the Township Engineer (Triton) have reviewed the updated materials and are generally satisfied that the technical and engineering requirements of the Township have been met or will be addressed through conditions of draft plan approval and the implementation of the subdivision agreement.

A summary and review of the public comments received on the applications is provided in this report for Council's consideration.

Planning Staff are generally satisfied that the proposed draft plan of subdivision and related zoning provisions are appropriate and consistent with Provincial Policy and the County of Wellington Official Plan. Planning Staff note that there are a few remaining agency comments and technical issues related to the proposed stormwater management facility that the applicant is working with the GRCA to address. We note that these matters will have to be addressed prior to the County of Wellington issuing a decision on the draft approval of the subdivision.

In regards to the proposed zoning by-law amendment, Planning Staff are finalizing a draft zoning by-law amendment which will be presented to Council for consideration at a subsequent meeting.

LOCATION

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Arthur (Wellington North). The property is located on Preston St. N as shown in Figure 1. The size of the subject property is 11.08 hectares (27.38 acres).



Figure 1. 2015 aerial photo.

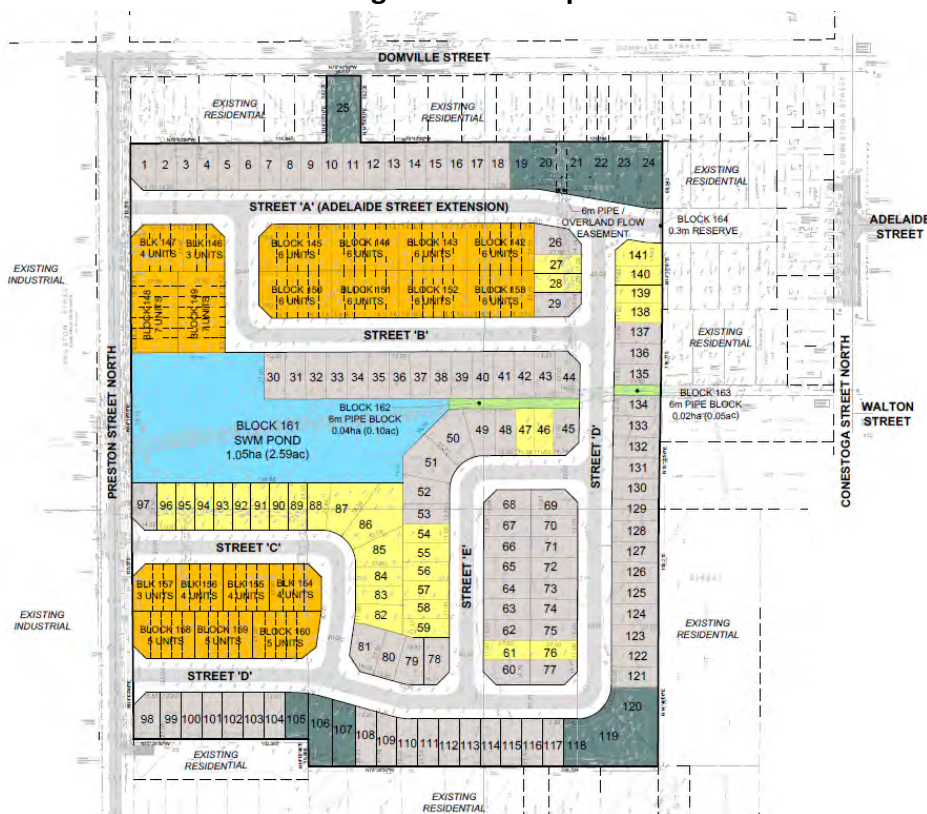
REVISED SUBMISSIONS

In response to comments from the public, Township Council, agencies and Township staff, Cachet prepared a revised draft plan of subdivision dated March 26, 2021. This plan has been circulated to agencies and the public by the County of Wellington. The revised plan reduced the overall number of units from 240 to 207 and added a park block.

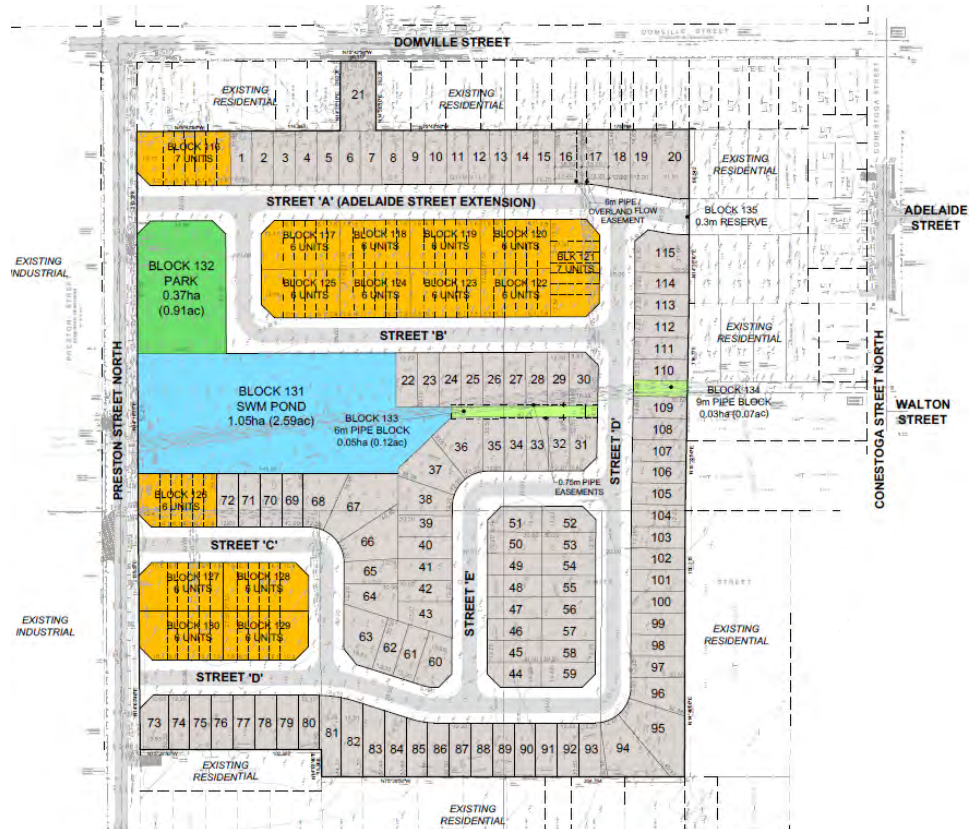
On June 4, 2021, Cachet submitted a further revised subdivision plan to the Township that proposes a total of 196 units. Cachet will need to submit this latest revision to the County of Wellington for circulation to the public and agencies.

Copies of the three versions of the draft plan are shown below:

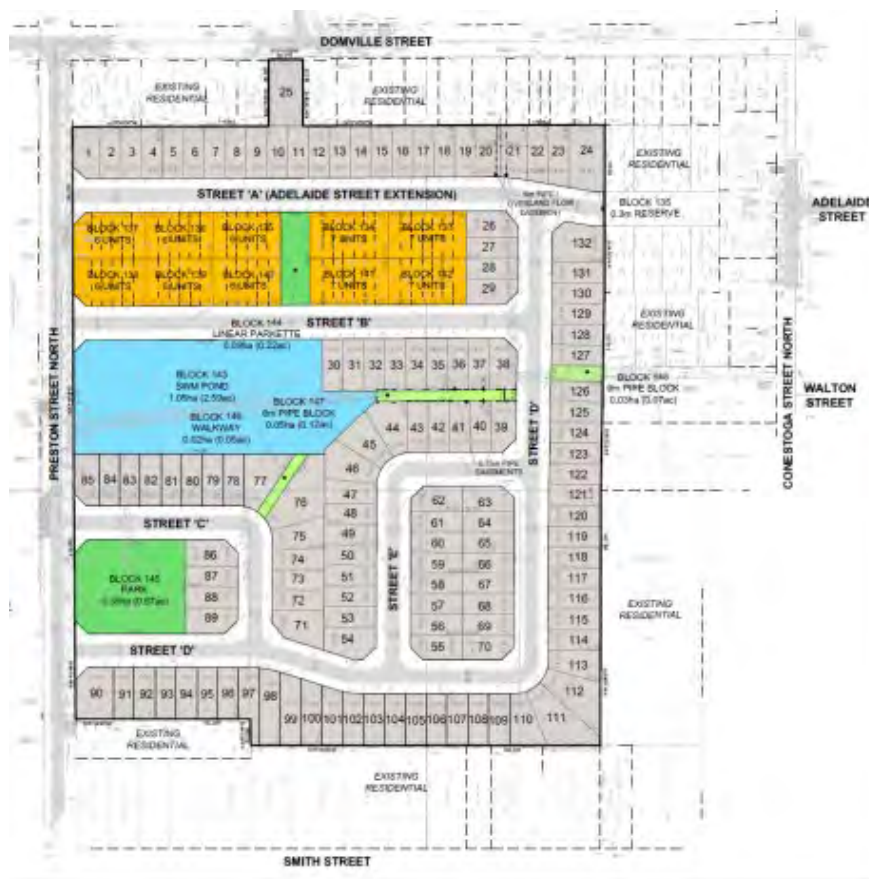
Public Meeting Draft Plan September 2020



Revised Draft Plan March 2021



Revised Draft Plan June 2021



REVISED DRAFT PLAN - JUNE 2021

The most recent revised Draft Plan of Subdivision dated June 4, 2021 proposes to create 132 detached residential units and 64 townhouse units. The details of the most recent proposed Draft Plan of Subdivision (23T-20202) are as follows:

Table 1: June 2021 Draft Plan Land Use Schedule

Land Use	Lots/Blocks	Units	Area (ha)
12.2 m (40 ft) Detached Dwellings	1-132	132	5.48
6.1 m (20 ft) Townhouse Dwellings	133-142	64	1.17
Stormwater Management Pond	143		1.05
Parks	144 & 145		0.45
Walkway	146		0.02
6m Pipe Blocks	147 & 148		0.08
20m Right of Way			2.97
0.3m Reserve	149		0
TOTAL AREA			11.22

The June 2021 revised Draft Plan differs from the draft plan that was presented at the Public Meeting in November 2020 as follows:

- The number of single detached lots has been reduced from 141 to 132.
- The number of townhouse units has been decreased from 99 to 64 and are now clustered together in the plan.
- A 0.35 hectare (0.87 acre) park block, and a 0.09 ha (0.22 acre) parkette between the townhouse blocks have been added.
- A walkway block has been added connecting to the stormwater management pond block.
- All single detached lots have a width of 12.2 m (40 ft), where the previous plan had some lots with widths of 36 feet (10.97 m) and 45 feet (13.72 m).
- None of the proposed lots front directly onto Preston Street North.

The following updated studies/reports were submitted in support of the revised draft plan of subdivision submissions:

- Functional Servicing Report and Storm Water Management Report (March & June 2021) Urbtech Engineering Inc.
- Environmental Impact Statement (March & June 2021) Beacon Environmental Limited
- Hydrogeological Report (March & June 2021) Crozier Assoc.
- Noise Feasibility Study (March & June 2021) HGC Engineering
- Traffic Study Addendum (June 2021) Crozier Engineering
- Planning Justification Report Addendum (March & June 2021) Glen Schnarr & Associates Inc.

A full version of the proposed June 2021 Draft Plan is attached as **Schedule 1** to this report.

The applicant will be required to submit the revised June 2021 Draft Plan to the County of Wellington for recirculation to agencies and the public. The March 2021 submission was previously circulated.

AGENCY COMMENTS

The following comments have been received from circulated agencies:

Agency	Position	Comments
Bell Canada	No objection Subject to Conditions	Comments October 23, 2020 - Bell Canada indicated that conditions of draft approval include that the owner grant any easements that may be required for communication/telecommunication infrastructure.
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	Comments October 30, 2020 - UGDSB indicated that development charges are applicable, and that adequate sidewalks, lighting and snow removal is provided. Comments May 2021, October 30 comments remain unchanged.
Wellington Source Water Protection	No objection	Comments November 2, 2020 - Wellington Source Water Protection indicated the property is located in a WHPA-D (25 year time-of-travel). No notice is required pursuant to the Clean Water Act.
Triton Engineering (Township Engineer)	No Objection Subject to Conditions	Comments June 2021 - Reviewed and assisted with preparation of Draft Conditions. Final updated reports and final engineering design will be required prior to final approval of the subdivision.
Ministry of Heritage, Sport, Tourism and Culture	No Objection	Comments April 1, 2021 - Satisfied with fieldwork and reporting related to Archeological Assessment.
Canada Post	No Objection	Comments April 23, 2021. Centralized Mail Box to be utilized for mail delivery.
GRCA	Outstanding Technical Comments	Comments dated May 14, 2021. Do not support Draft Approval or approval of the Zoning By-law Amendment until comments regarding stormwater management and water balance are addressed by the applicant.
Enbridge Gas	No Objection	Comments June 9, 2021. Request draft approval condition to ensure necessary easements are provided.

PUBLIC MEETING AND COMMENTS

A public meeting was held on November 23, 2020. 5 neighbouring property owners/residents spoke at the public meeting. Written comments have also been received from the public. The concerns raised by the public relate to:

- Drainage and stormwater management impacts to adjacent properties
- Increased traffic on local streets
- Concerns that the density is too high for the neighbourhood
- Impacts to the natural environment and wildlife

The applicant has indicated that they have considered and addressed these concerns through the revised draft plan of subdivision and the submission of additional/updated reports. Copies of written submissions are available for review. Planning Staff's review of the public comments is provided later in this report.

The revised March 2021 draft plan was circulated to neighbouring property owners. No additional comments have been received from the public.

DISCUSSION

Traffic Impact Study:

At the Public Meeting, several neighbouring property owners expressed concerns that the development will increase traffic in the neighbourhood. Concerns with speeding, traffic on Adelaide St. and congestion at the local intersections of Smith St./Highway 6 were also identified.

A Traffic Impact Study has been prepared in support of the application (Crozier Consulting Engineers, Dated August 2020 & June 2021). The study focused on the intersections of Preston St. and Smith St., Smith St. and Conestoga St., and Smith St. and Frederick St. The study concluded that the intersections are currently operating at good levels of service and have capacity for future background growth. The proposed development is expected to generate approximately 151 two way trips in the a.m. peak hour (busiest hour in the morning, during the week) and 196 two way trips in the p.m. peak hour (busiest hour in the afternoon, during the week). The study identified that Preston St. should be paved and a sidewalk should be constructed on the east side of the street. The report concluded that the proposed development can be supported from a transportation perspective with the implementation of the noted recommendations.

The submitted traffic study has been reviewed by the Township's Engineer (Triton) and they have no major concerns, however the report will need to be updated and finalized prior to final approval of the subdivision and sign off by the Township.

It should be noted that Adelaide St. will not be extended from the development to Conestoga St. at this time. The traffic study has considered the intersection of Conestoga St. and Smith St. (Highway 6) and no issues were identified, however the report does not appear to clearly address the future connection of the street. The applicant will be required to consider and review this ultimate scenario as part of the final updated traffic study.

A draft approval condition will be included that would freeze the development of lots 24 and 132 until the extension of Adelaide St. is completed. A Holding Provision (H) is also being included on these lots that would not permit the issuance of a building permit until the street is extended.

Environmental Impacts:

Several neighbouring property owners identified that the development of the property will negatively impact the natural environment and wildlife through the loss of trees and habitat.

An Environmental Impact Study (Beacon Environmental, dated August 2020) was prepared and submitted in support of the application. The study identified that the property contains two tributaries of the Farley Creek and that the natural heritage features on the property are limited to the fish habitat that is associated with these tributaries. No other natural features or significant wildlife were identified on the property. According to the report, "The development will remove approximately 300 m of marginal fish habitat and associated riparian plants within a highly channelized watercourse which receives the majority of the flow from upstream stormwater". Approval will be required from the Department of Fisheries and Oceans and the GRCA to remove these features.

The GRCA is reviewing the EIS and will be providing the final comments on the study.

Proposed Density:

Several neighbouring property owners have expressed concerns with the proposed density in the development.

In response to comments from the public, Township Council, and staff, Cachet prepared a revised subdivision plan dated June 4, 2021 which reduces the overall number of units from 240 to 196 units. A park, parkette and a walk way block have also been included as part of the plan to provide green space, amenity areas and pedestrian connections. The proposed stormwater management block will also provide the opportunity for a trail/walking path to be constructed. The proposed trail/walkway details will be finalized as part of the detailed engineering design.

This most recent plan proposes 17.5 units per hectare (7.06 units per acre) which is consistent with the Official Plan target of 16 units per hectare (6 units per acre) for new subdivisions (in greenfield areas).

Stormwater Management:

Several neighbouring property owners have provided comments indicating that they are concerned that the development could worsen existing drainage issues on their property and in the area.

A Functional Servicing Study (addresses stormwater management, Urbtech Eng., dated March & June 2021) and a Hydrogeological Study (Crozier Associates, dated March & June 2021) have been submitted in support of the applications. These studies have been reviewed by the Township Engineer and the GRCA.

The proposed development includes a 1.05 ha (2.59 acre) stormwater management pond block and two pipe blocks to manage stormwater drainage on site. These blocks will be transferred to the Township once they are completed. The proposed pond is located on the west side of the property in the location where an existing watercourse/ditch that drains through the site.

The Township Engineer has provided the following comments in response to comments from neighbouring property owners: “The Developer’s preliminary SWM report and design has outlined a strategy to control proposed peak stormwater flows from the subject site and external areas to levels below existing. Further, they have included provisions to convey existing runoff from external areas through the subject site to the proposed SWM facility. This strategy will ensure that any existing offsite drainage issues are not made worse by the proposed development and will potentially mitigate some of these existing issues.”

A final detailed design will be required which will be reviewed by the Township Engineer and the GRCA prior to final approval and construction of the subdivision.

The GRCA is currently reviewing the latest stormwater management submission dated June 8, 2021. The GRCA had identified in their May 14, 2021 comments that they were not prepared to sign off yet on the stormwater management and hydrogeology for Draft Approval and provided further technical comments to Cachet. Planning Staff note that these matters will have to be addressed prior to the County of Wellington issuing a decision on the draft approval of the subdivision.

Noise Impacts:

A Noise Feasibility Assessment (HGC Engineering, dated March 18, 2021 & June 2021) has been submitted to address potential noise impacts to the development from the neighbouring industrial uses (north east of the property). The report considered impacts from Musashi Auto Parts, Lafarge (Concrete Plant), and the MTO Works Yard. The analysis identified that “the predicted stationary sources of sound have the potential to exceed the applicable sound level limits at the proposed residences with exposure to the industrial facilities. Mitigation is required”.

The report provided options to mitigate the noise through the design of the residential uses (eg. no windows in specific locations), the installation of noise barriers on the residential properties, and with the installation of a 4.6 m high (15.09 ft) noise barrier on the MTO property.

The Township Engineer has reviewed the report and supports the study recommendation that a detailed final noise study is required prior to final approval.

DRAFT ZONING BY-LAW

The proposed Zoning By-law amendment will rezone the lands from High Density Residential Holding ((H) R3), Low Density Residential (R1C) and Medium Density Residential (R2) zone to Site Specific Low Density Residential (R1C-xx), Site Specific High Density Residential (R3-xx) zone and Open Space (OS) zone to facilitate the proposed subdivision.

Cachet has submitted a revised zoning by-law amendment to support the most recent revised draft plan of subdivision (June 4, 2021).

Glenn Schnarr and Associates (Planners for Cachet) have submitted a letter which reviews the revised zoning by-law amendment and outlines the specific changes. A copy of the letter is attached as **Schedule 2** and the applicants proposed zoning by-law amendment is attached as **Schedule 3** to this report.

A summary of the proposed changes to the zoning regulations is provided below:

Proposed Changes to the R1C Zone Regulations: Single Detached Dwellings

Zoning Standard	Low Density Residential Zone C (R1C)	Proposed Development (R1C-XX)
Minimum Lot Area	371.6 m ² (4,000 ft ²)	371.6 m ² (4,000 ft ²)
Minimum Lot Frontage	12.0 m (39.4 ft)	12.0 m (39.4 ft)
Minimum Front Yard (Dwelling)	6.0 m (19.7 ft.)	5.0 m (16.4 ft.)
Minimum Front Yard (Garage)	<i>Currently no differentiation for dwelling and garage setback</i>	6.0 m (19.7 ft.)
Minimum Interior Side Yard	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Minimum Exterior Side Yard	6.0 m (19.7 ft.)	3.0 m (9.8 ft.)
Minimum Rear Yard	7.6 m (24.9 ft.)	7.6 m (24.9 ft.)
Maximum Building Height	10.5 m (34.5 ft.)	10.5 m (34.5 ft.)
Maximum Lot Coverage	40%	45% not including porches and decks 48% including porches and decks
Minimum Floor Area (Less than two storey)	83.6 m ² (900.0 ft ²)	83.6 m ² (900.0 ft ²)
Minimum Floor Area (Two or more storey)	102.2 m ² (1,100.0 ft ²)	102.2 m ² (1,100.0 ft ²)
Minimum percentage of required front yard to be maintained as a landscaped area	55%	30%
Minimum setback from Sight Triangle	<i>Currently no equivalent regulation</i>	0.6 m (2.0 ft.)

Proposed Changes to the R3 Zone Regulations: Townhouse Dwellings

Zoning Standard	High Density Residential Zone (R3)	Proposed Development (R3-XX)
Minimum Lot Area	232.0 m ² (2,497.3 ft ²)	167 m² (1,797.6 ft²)
Minimum Lot Frontage (Interior Lot)	6.5 m (21.3 ft)	6.1 m (20.0 ft)
Minimum Lot Frontage (Corner Lot)	14.0 m (46.0 ft.)	9.0 m (29.5 ft)
Minimum Front Yard (Dwelling)	6.0 m (19.7 ft.)	5.0 m (16.4 ft.)
Minimum Front Yard (Garage)	<i>Currently no differentiation for dwelling and garage setback</i>	6.0 m (19.7 ft.)
Minimum Interior Side Yard (end units)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Minimum Interior Side Yard (interior units)	<i>Not specified in parent By-law</i>	0.0 m (0.0 ft.)
Minimum Exterior Side Yard	6.0 m (19.69 ft.)	4.5 m (14.8 ft.)
Minimum Rear Yard	7.6 m (24.93 ft.)	6.7 m (22.0 ft.)
Maximum Building Height	10.5 m (34.5 ft.)	10.5 m (34.5 ft.)
Minimum Floor Area (Less than two storey)	83.6 m ² (900.0 ft ²)	83.6 m ² (900.0 ft ²)
Minimum Floor Area (Two or more storey)	102.2 m ² (1,100.0 ft ²)	102.2 m ² (1,100.0 ft ²)
Maximum Number of Attached Units in a Row	6	8
Minimum percentage of required front yard to be maintained as a landscaped area	55%	30%
Minimum setback from Sight Triangle	<i>Currently no equivalent regulation</i>	0.6 m (2.0 ft)

Planning Staff have prepared a summary below to highlight the changes Cachet has made to the proposed zoning regulations since the public meeting in 2020.

Single Detached Dwellings (Site Specific R1C Zone)

- Relief is no longer being sought for reduced interior side yards, rear yards, lot frontage on corner lots, and increased yard encroachments. The current Zoning By-law standards will be met.
- The proposed minimum front yard setback to the dwelling is 5.0 m (16.4 ft). Previously 2.0 m (6.6 ft) had been proposed by Cachet. The current R1C requirement is 6.0 m (19.7 ft). Planning Staff note that the 6.0 m (19.7 ft) setback is being provided to the garage to allow sufficient room for a vehicle.
- A maximum lot coverage of 45% (not including porches and decks) and 47% (including decks and porches) is being proposed. Cachet had previously requested 50% and 55%. The current R1C standard is 40% maximum lot coverage.

Townhouse Dwellings (Site Specific R3 Zone)

- Relief is no longer being sought for increased yard encroachments. The current Zoning By-law standards will be met.
- The proposed minimum front yard setback to the townhouse dwelling is 5.0 m (16.4 ft). Previously 2.0 m (6.6 ft) had been proposed by Cachet. The current R1C requirement is 6.0 m (19.7 ft). Planning Staff note that the 6.0 m (19.7 ft) setback is being provided to the garage to allow sufficient room for a vehicle.
- The proposed minimum exterior side yard setback is 4.5 m (14.8 ft). Previously 3.0 m (9.8 ft) had been proposed. The current R3 standard is 6.0 m (19.7 ft).
- The proposed minimum rear yard is 6.7 m (22.0 ft). Previously 6.0 m (19.7 ft) had been proposed. The current R3 standard is 7.6 m (24.9 ft).
- A minimum frontage of 9.0 m (29.5 ft) is being proposed for corner lots. The current R3 standard is 14.0 m (46.0 ft).

Cachet has also submitted diagrams which show how a single detached dwelling and a townhouse dwelling may be constructed on a lot in the development. Copies of the diagrams are attached as **Schedule 4**.

Planning Staff have reviewed the proposed zoning by-law amendment and recognize that the number of changes and scale of the requested relief have been reduced. The proposed lots and dwellings now meet many of the current Township zoning standards and the relief requested in most cases is minor. Planning staff are generally satisfied with the proposed zoning by-law amendment and the requested changes to facilitate the development.

Planning Staff are preparing a final draft zoning by-law amendment to present to Council at a subsequent meeting for consideration.

Holding (H) Provisions

Planning Staff are recommending that a Holding (H) Provision be applied to the property similar to other properties within Arthur due to servicing capacity constraints. The Holding provision would remain in place until Council is satisfied that the following matters have been addressed:

1. Municipal water including sufficient reserve capacity is or will be made available to the land.
2. Municipal sewer including sufficient reserve capacity is or will be made available to the land.
3. Stormwater management issues have been adequately addressed; and,
4. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.

It is anticipated that the proposed development will be phased due to servicing capacity and allocation. The use of a Holding (H) Provision will provide the Township with an additional mechanism to manage the phasing of the development.

Finally, as mentioned earlier in this report, a Holding (H) Provision will also be included on Lots 24 and 132 to restrict development until Adelaide St. is extended.

CONDITIONS OF DRAFT PLAN APPROVAL

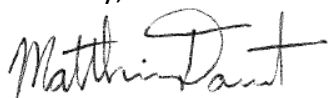
Planning Staff will be working with Township Staff and the Township Engineer (Triton) to prepare final conditions of draft approval. These conditions will address Township requirements (financial and otherwise) and will be forwarded to the County of Wellington. The applicant/developer will have to satisfy these conditions and obtain sign off/clearance from the Township prior to the County granting final approval to the subdivision.

NEXT STEPS

If Council supports the proposed subdivision, the next steps include forwarding Council's decision to the County Planning Director. If draft approval is granted by the County, then the Town can proceed with developing a subdivision agreement.

We trust that the above comments will assist Council in this matter.

Sincerely,

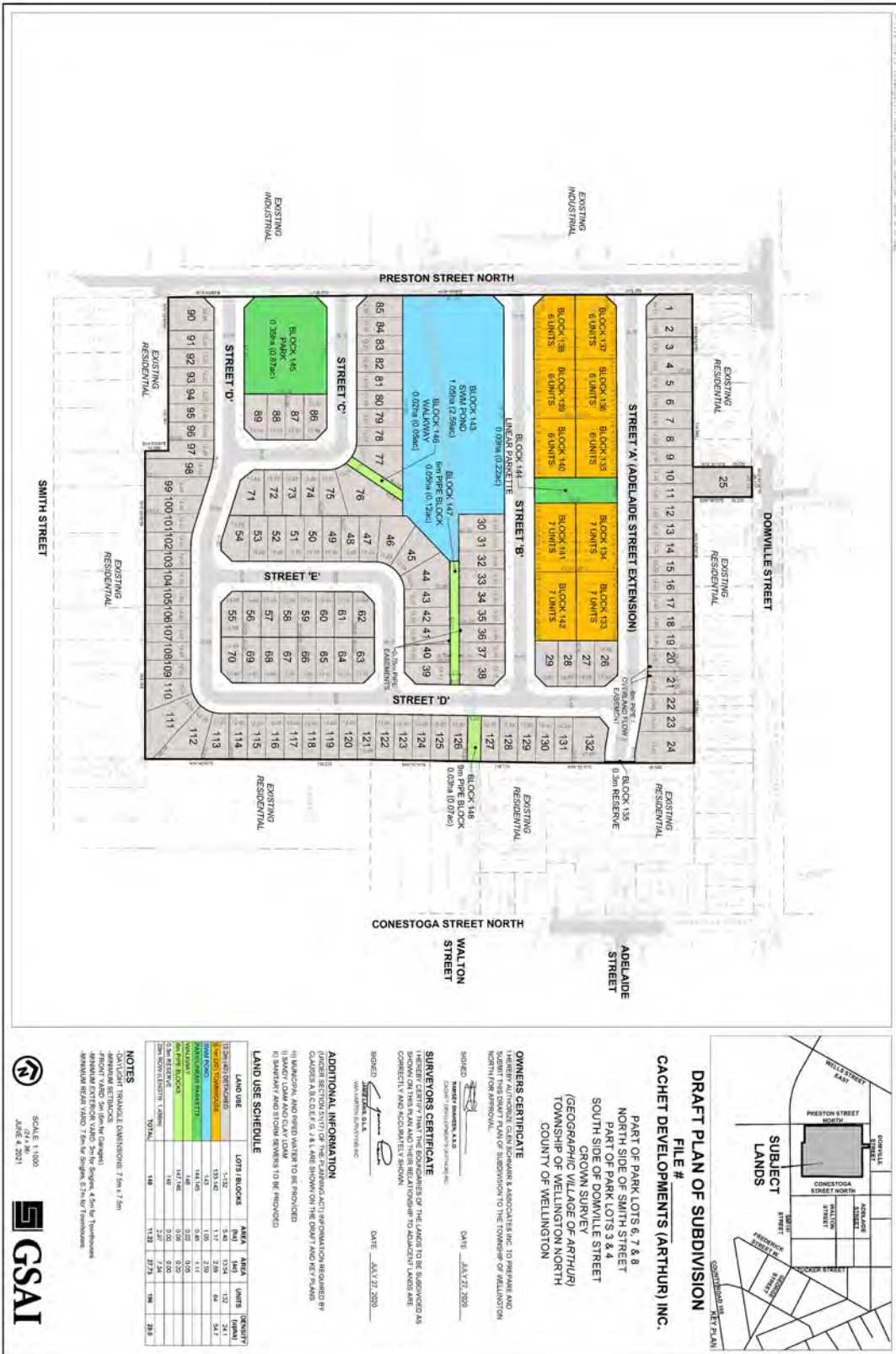


Matthieu Daoust, RPP MCIP
Planner



Curtis Marshall, RPP MCIP
Manager of Development Planning

Schedule 1: Revised Draft Plan - June 4, 2021



Schedule 2 – Revised Zoning By-law Amendment Letter



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:
GLEN SCHNARR, MCI, RPP
GLEN BROLL, MCI, RPP
COLIN CHUNG, MCI, RPP
JIM LEVAC, MCI, RPP

June 9, 2021

GSAI File: 777-012

Township of Wellington North
7490 Sideroad 7 W,
Kenilworth, Ontario
N0G 2E0

**Re: Cover Letter – Revisions to Draft Zoning By-law Amendment
Draft Plan of Subdivision and Zoning By-law Amendment**

**Township File Nos: 23T 20202 & ZBA 06-20
Proposed Residential Subdivision
Owner: Cachet Development Partners
321 Domville St., Arthur**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for Cachet Development Partners, the registered owner of the lands located at 321 Domville St., Arthur (herein referred to as the "Subject Property"). In this regard, we are pleased to submit this Cover Letter and the attached revised draft Zoning By-law Amendment and Draft Plan of Subdivision, which have been revised following our discussions with County and Township Staff, including the meeting held on May 14, 2021. The proposed Zoning By-law Amendment and Draft Plan of Subdivision will facilitate the development of a residential subdivision on the Subject Property.

The proposed development, as per the Draft Plan of Subdivision dated June 4, 2021, seeks to develop the 11.22 hectare (27.73 acre) property with a total of 132 single detached units, 64 townhouse units, a neighbourhood park, a parkette, a pedestrian pathway, a stormwater management block, and 5 new public streets. The subject property, currently municipally addressed as 321 Domville Street, has the majority of its frontage on Preston Street North, with approximately 350 metres (approximately 1,148 feet) of frontage on Preston Street North and approximately 20 metres (approximately 66 feet) of frontage on Domville Street. The proposed development represents greenfield development within Arthur's urban boundary.

Revisions to Draft Plan of Subdivision

Following our discussions with County and Township Staff, a number of minor revisions have been made to the Draft Plan of Subdivision. These changes stemmed from Township Staff's request that a pedestrian pathway be accommodated connecting Street 'C' to the SWM Pond Block (between lots 76 and 77). The ripple effects from adding this pathway block ultimately benefit the proposed development, as the revised plan now features a larger share of single detached lots, more public park space, and improved pedestrian connectivity. Changes to the Draft Plan are as follows:

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
LSR 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsoi.co



GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

- As discussed above, Pathway Block 146 has been added between Lots 76 and 77. This block provides a pedestrian connection for residents in the southwest quadrant of the Draft Plan, as the pedestrian path will be provided across the SWM Block. In particular, it will provide students attending Arthur Public School more convenient route once the Adelaide Street Extension is complete.
- Subsequently, re-lotting was required along Street 'C' to accommodate this block. The townhouse units fronting onto the northwest side of Street 'C' have been replaced with single detached units, and no lots front directly onto the north side of Street 'D'.
- All townhouse units have been logically consolidated to one large block in the northern portion of the Subject Lands, fronting onto Street 'A' (Adelaide Street Extension) and Street 'B'.
- The reconfiguration of this block allows for the addition of the new proposed 0.09 hectare (0.22 acre) Linear Parkette Block 144 through the centre of the block. This serves two functions: it adds additional public outdoor amenity space to the community, and provides an additional pedestrian connection through the community as it allows for a pathway to connect Street 'A' and Street 'B'. This further achieves the goal of creating a walkable community that supports pedestrians and active transportation as well as automobiles.
- The above changes necessitate that the Neighbourhood Park be moved. Previously, it had been located north of the SWM Pond Block. Now, it is in the southwest quadrant of the Draft Plan, between Street 'C', Street 'D', and Preston Street North. The Park is slightly smaller – 0.35 hectares (0.87 acres), where it had previously been 0.37 hectares (0.91 acres). However, combined with the new proposed Linear Parkette, the total amount of park space has been increased to 0.44 hectares (1.09 acres), and park space is provided in proximity to both northern and southern residents of the community. The total outdoor amenity space provided has thus been improved.
- The movement of the Neighbourhood Park block and the reconfiguration of detached and townhouse lots has allowed an additional vehicular connection: Street 'B' now connects directly to Preston Street North.
- Overall, the changes to the Draft Plan result in a breakdown of lot types that is more reflective of the existing nature of the community:

Unit Type	Previous Draft Plan	Current Draft Plan
Single Detached	115	132
Townhomes	92	64
Total	207	196

The total number of residential units has been reduced by 11, while the share of single detached units has been increased from 56% to 67% of the total number of dwellings. This brings the Draft Plan more in line with the village character of Arthur, while still providing a substantial number of townhomes to diversify Arthur's housing supply and provide a more affordable form of housing.



Revisions to Draft Zoning By-law Amendment

Following our discussions with County and Township Staff, we have undertaken a lot siting exercise to determine where it would be feasible to amend the Draft Zoning By-law Amendment to bring it closer to the standard regulations contained in Zoning By-law 66-01. Following this exercise, we have made the following changes to the Draft Zoning By-law Amendment:

RIC-XX Zone (Single Detached)

- The proposed **minimum front yard** has been increased from 4.5 m (14.8 ft.) to 5 m (16.4 ft.). This is a further increase from the 2 m (6.6 ft.) setback that was proposed in the first submission, and is closer to the 6 m (19.7 ft.) setback required by the standard RIC Zone. Note that the setback for the garage is proposed to remain at the standard 6 m (19.7 ft.). The proposed reduction in the front yard is now minimal, and the difference in the setback for the house and the garage creates articulation in the street face, creating a more visually interesting and pedestrian-oriented street front.
- Relief is no longer sought for the **interior side yard**. Previously, the Draft Zoning By-law Amendment had proposed a setback of 0.6 m (2.0 ft.) on one side and 1.2 m (3.9 ft.) on the other, whereas the parent zone requires 1.2 m (3.9 ft.) on both sides.
- Relief is no longer sought for the **rear yard**. Previously, the Draft Zoning By-law Amendment had proposed a setback of 7.5 m (24.6 ft.), whereas the parent zone requires 7.6 m (24.9 ft.). This is a further increase from the 6.0 m (19.7 ft.) setback proposed in the first submission.
- The **maximum lot coverage** has been decreased. The revised Zoning By-law Amendment proposes a maximum coverage of 45% not including porches and decks, and 48% including porches and decks. The previous Draft Zoning By-law Amendment had proposed 50% not including porches and decks, and 55% including porches and decks, while the first submission had proposed to remove the maximum lot coverage entirely. The proposed lot coverage is now significantly closer to the maximum 40% permitted by the parent zone. Visually, porches and decks do not give the appearance of increasing the size of the dwelling. As such, breaking down the maximum lot coverage into two categories ensures that the size of houses will only be 5% greater than what is contemplated by the parent zone.
- The proposed **minimum front and exterior side yard for open and unenclosed porches, balconies, and steps** of 1.0 m (3.3 ft.) has been removed. The permitted yard encroachments contained in Section 6.37 of the Zoning By-law will sufficiently provide for these features to extend beyond the setbacks for the main dwelling without requiring relief.
- Previously, the following note was proposed to be included under "Minimum Lot Frontage":



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Where the width of the front lot line is reduced by a sight triangle, the frontage shall be measured as a parallel line 7.5 metres above the front lot line. Staff requested that the definition of lot frontage and method of calculating lot frontage should remain unchanged. As such, this note has been removed. As the smallest frontage for a corner lot (Lot 62) is 12.8 metres (42.1 feet) measured 6 metres above the front lot line (as defined by the Zoning By-law), this provision has simply been deleted, since all lots will conform to the minimum required frontage.

- Similarly, a note was previously proposed regarding the calculation of the **minimum percentage of the required front yard to be maintained as a landscaped area**: *For corner lots, yard area is calculated as if the sight triangle does not exist (lot area measured to the intersection of where the front and exterior side lot lines would meet). Staff requested that the daylight triangle not be included in this calculation. The lot siting exercise found that no relief from the minimum 30% will be required, so this provision has been deleted as well.*

R3-YY Zone (Street Townhomes)

- As with the R1C-XX Zone, the proposed **minimum front yard** has been increased from 4.5 m (14.8 ft.) to 5 m (16.4 ft.). Once again, this is a further increase from the 2.0 m (6.6 ft.) setback that was proposed in the first submission, and is closer to the 6.0 m (19.7 ft.) setback required by the standard R3 Zone. The rationale for this proposed relief is the same as that for the single detached lots – the setback for the garage is proposed to remain at the standard 6 m (19.7 ft.), and the different setbacks create articulation in the street face and a pedestrian-oriented street front.
- The **minimum exterior side yard** has been increased from 3.0 m (9.8 ft.) to 4.5 m (14.8 ft.). This is closer to the 6.0 m (19.7 ft.) required by the parent R3 Zone, and represents a further increase from the 2.0 m (6.6 ft.) setback proposed in the first submission.
- An additional regulation has been included stating that the **minimum interior side yard** for internal units is 0.0 m (0.0 ft.).
- The **minimum rear yard** has been increased from 6 m (19.7 ft.) to 6.7 m (22.0 ft.). This is closer to the 7.6 m (24.9 ft.) required by the parent R3 Zone, and allows more outdoor amenity space for residents of the townhomes. Note also that only the end units will be built to the minimum required setback. Internal units will be set back approximately 7.56 m (24.0 ft.) from the rear lot line – only 4 cm (1.6 in.) closer than the standard zone.
- As with the R1C-XX Zone, the proposed **minimum front and exterior side yard for open and unenclosed porches, balconies, and steps** of 1 m (3.3 ft.) has been removed.
- Yet again like the R1C-XX Zone, the note establishing an alternate method of calculating lot frontage was previously proposed. At the request of staff, the revised Zoning By-law Amendment now proposes a **minimum lot frontage of 9.0 metres (29.5 feet) for corner lots**, whereas



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previously the minimum proposed was 10.5 metres (34.4 feet).

- Finally, the note regarding the calculation of the **minimum percentage of the required front yard to be maintained as a landscaped area** for corner lots has been deleted, as it was for the RIC-XX Zone.

Zoning By-law Tables

The revised site-specific modifications to the RIC Zone are summarized in the following Table (proposed changes in bold).

Zoning Standard	Low Density Residential Zone C (RIC)	Proposed Development (RIC-XX)
Minimum Lot Area	371.6 m ² (4,000 ft ²)	371.6 m ² (4,000 ft ²)
Minimum Lot Frontage	12.0 m (39.4 ft)	12.0 m (39.4 ft)
Minimum Front Yard (Dwelling)	6.0 m (19.7 ft.)	5.0 m (16.4 ft.)
Minimum Front Yard (Garage)	<i>Currently no differentiation for dwelling and garage setback</i>	6.0 m (19.7 ft.)
Minimum Interior Side Yard	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Minimum Exterior Side Yard	6.0 m (19.7 ft.)	3.0 m (9.8 ft.)
Minimum Rear Yard	7.6 m (24.9 ft.)	7.6 m (24.9 ft.)
Maximum Building Height	10.5 m (34.5 ft.)	10.5 m (34.5 ft.)
Maximum Lot Coverage	40%	45% not including porches and decks 48% including porches and decks
Minimum Floor Area (Less than two storey)	83.6 m ² (900.0 ft ²)	83.6 m ² (900.0 ft ²)
Minimum Floor Area (Two or more storey)	102.2 m ² (1,100.0 ft ²)	102.2 m ² (1,100.0 ft ²)
Minimum percentage of required front yard to be maintained as a landscaped area	55%	30%
Minimum setback from Sight Triangle	<i>Currently no equivalent regulation</i>	0.6 m (2.0 ft.)



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The revised site-specific modifications to the Street Townhouse Regulations within the R3 Zone are summarized in the following Table (proposed changes in bold).

Zoning Standard	High Density Residential Zone (R3)	Proposed Development (R3-XX)
Minimum Lot Area	232.0 m ² (2,497.3 ft ²)	167 m² (1797.6 ft²)
Minimum Lot Frontage (Interior Lot)	6.5 m (21.3 ft.)	6.1 m (20.0 ft.)
Minimum Lot Frontage (Corner Lot)	14.0 m (46.0 ft.)	9.0 m (29.5 ft.)
Minimum Front Yard (Dwelling)	6.0 m (19.7 ft.)	5.0 m (16.4 ft.)
Minimum Front Yard (Garage)	<i>Currently no differentiation for dwelling and garage setback</i>	6.0 m (19.7 ft.)
Minimum Interior Side Yard (end units)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Minimum Interior Side Yard (interior units)	<i>Not specified in parent By-law</i>	0.0 m (0.0 ft.)
Minimum Exterior Side Yard	6.0 m (19.69 ft.)	4.5 m (14.8 ft.)
Minimum Rear Yard	7.6 m (24.93 ft.)	6.7 m (22.0 ft.)
Maximum Building Height	10.5 m (34.5 ft.)	10.5 m (34.5 ft.)
Minimum Floor Area (Less than two storey)	83.6 m ² (900.0 ft ²)	83.6 m ² (900.0 ft ²)
Minimum Floor Area (Two or more storey)	102.2 m ² (1,100.0 ft ²)	102.2 m ² (1,100.0 ft ²)
Maximum Number of Attached Units in a Row	6	8
Minimum percentage of required front yard to be maintained as a landscaped area	55%	30%
Minimum setback from Sight Triangle	<i>Currently no equivalent regulation</i>	0.6 m (2.0 ft)

Previous Revisions to Draft Zoning By-law Amendment and Draft Plan of Subdivision

The revised Zoning By-law Amendment represents the second set of changes to address the comments and requests from Staff, Council and the public. The March 2021 resubmission itself entailed a number of changes to address comments received from Township, County, Conservation Authority and School Board Staff, as well as the feedback received from Township of Wellington North Council and members of the public during the Public Meeting held on November 23, 2020.

The amended application decreased the total number of units, increased the width and depth of single detached lots, increased setbacks, and added maximum coverage requirements for single detached lots.



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Perhaps most significantly, the revised Draft Plan of Subdivision added the Neighbourhood Park, providing outdoor recreational space for the community. In conjunction with the increased rear yard setback for townhouse units, the Neighborhood Park and Parkette will ensure that residents have access to ample outdoor amenity space.

The revisions made to the Draft Plan of Subdivision and Zoning By-law Amendment (both the March 2021 resubmission and the current revisions) will see the new community developed in a manner that is closer to the density and existing character of the Village of Arthur. That being said, the Proposed Development balances this goal with the growth objectives of Wellington County's Official Plan (discussed at length in the Planning Justification Report, dated August 2020), which include the following:

3.3 GUIDING GROWTH

Wellington has the following objectives for growth:

- *to encourage efficient cost effective development patterns;*
- *to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;*
- *to encourage growth in urban areas;*
- *to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;*
- *to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres;*

The County's Official Plan also includes the following policy regarding Residential Intensification:

4.4.3 Residential Intensification

This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- a) *supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;*

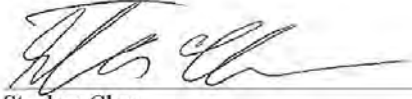
While we recognize that the Proposed Development constitutes a density that is somewhat higher than is typical in the Village of Arthur, it represents a balance between maintaining the existing rural character of the Village, while achieving a density that makes efficient use of land and infrastructure and provides a mix of unit types. It is our opinion that it represents a desirable coalescence between old and new, in that it is compatible with the community while achieving contemporary policy objectives.

We look forward to your review of these materials at your earliest opportunity. Please do not hesitate to contact me at stephene@gsai.ca or 437-225-8967 if you have any questions or require any additional information.



Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Stephen Closs
Planner

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 2 to By-law 66-01 is amended by changing the zoning on lands described as Part of Park Lots 3, 6, and 8, with frontage on Domville Street and Preston Street North, Arthur as shown on Schedule "A" attached to and forming part of this By-law from:

- **Residential (R1C), Residential (R2) and to Residential – Holding ((H)R3)**

to

- **Residential –Exception Zone XX (R1C-XX), Residential – Exception Zone XX (R3-YY) and Open Space (OS)**

2. THAT Section 31, Exception Zone 1 – Arthur Village, is amended by the inclusion of the following new exceptions:

31.XX	R1C-XX	<p>a) Notwithstanding any other provisions to the contrary, the lands zoned R1C-XX are subject to the following regulations:</p> <p>i) Front Yard, Minimum (Dwelling) 5.0 m (16.4 ft.)</p> <p>ii) Front Yard, Minimum (Garage) 6.0 m 6.0 m (19.7 ft.)</p> <p>iii) Exterior Side Yard, Minimum 3.0 m (9.8 ft.)</p> <p>iv) Lot Coverage, Maximum 45% not including porches and decks 48% including porches and decks</p>
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		<p>v) Minimum percentage of required front yard to be maintained as a landscaped area 30%</p> <p>vi) Minimum setback from sight triangle 0.6 m (2.0 ft.)</p>
31.YY	R3-YY	<p>a) Notwithstanding any other provisions to the contrary, the lands zoned R3-YY are subject to the following regulations:</p> <p>i) Lot Area, Minimum 167 m² (1797.6 ft²)</p> <p>ii) Lot Frontage, Minimum 6.1 m (20.0 ft)</p> <p>iii) Lot Frontage, Minimum (Corner Lot) 9.0 m (29.5 ft)</p> <p>iv) Front Yard, Minimum (Dwelling) 5.0 m (16.4 ft.)</p> <p>v) Front Yard, Minimum (Garage) 6.0 m (19.7 ft.)</p> <p>vi) Exterior Side Yard, Minimum 4.5 m (14.8 ft.)</p> <p>vii) Interior Side Yard, Minimum (end units) 1.2 m (3.9 ft)</p> <p>viii) Interior Side Yard, Minimum (interior units) 0 m (0.0 ft.)</p> <p>x) Rear Yard, Minimum 6.7 m (22.0 ft.)</p> <p>xi) Maximum number of attached units in a row 8</p> <p>xii) Minimum percentage of required front yard to be maintained as a landscaped area 30%</p> <p>xiii) Minimum setback from sight triangle 0.6 m (2.0 ft)</p>

- 3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

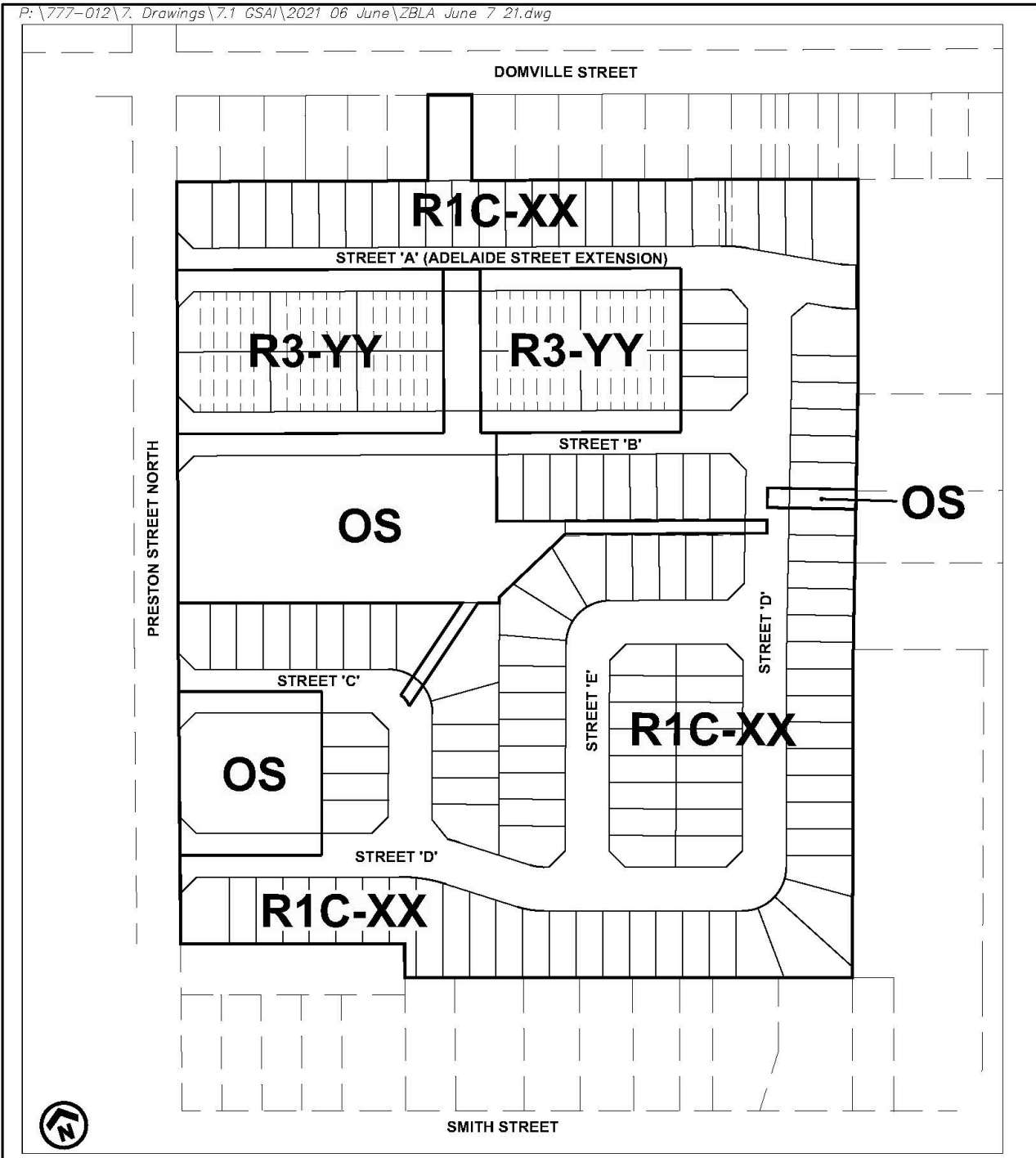
READ A FIRST AND SECOND TIME THIS ____ DAY OF ____, 2021

READ A THIRD TIME AND PASSED THIS ____ DAY OF ____, 2021

MAYOR

CLERK

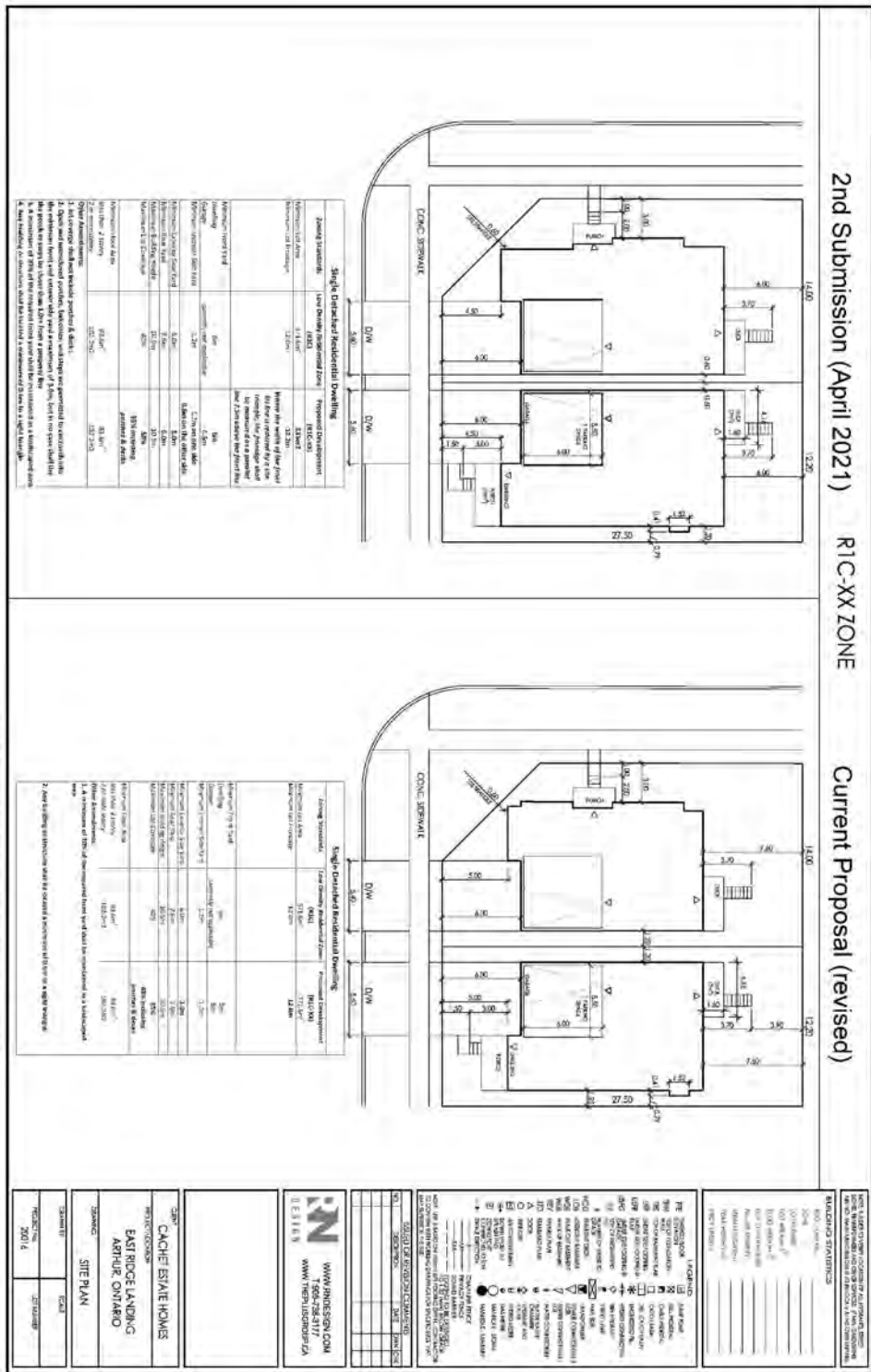
P:\777-012\7. Drawings\7.1 GSA\2021 06 June\ZBLA June 7 21.dwg



PART OF PARK LOTS 6,7 & 8 NORTH SIDE OF SMITH STREET
 PART OF PARK LOTS 3 & 4 SOUTH SIDE OF DOMVILLE STREET
 CROWN SURVEY (GEOGRAPHIC VILLAGE OF ARTHUR)
TOWNSHIP OF WELLINGTON
 NORTH COUNTY OF WELLINGTON

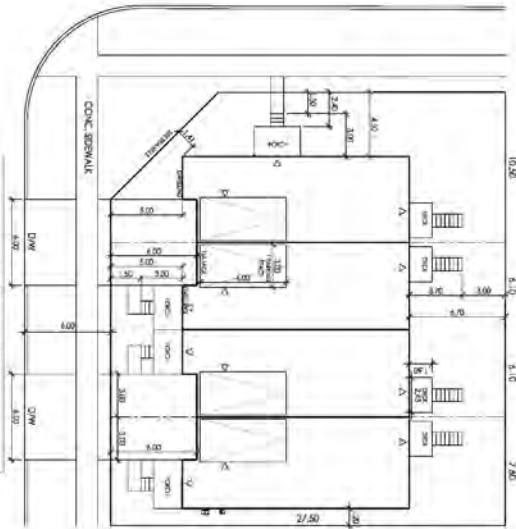
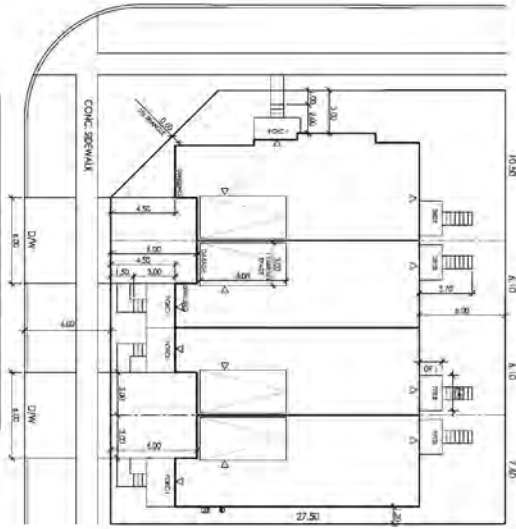
THIS IS SCHEDULE 'A' TO
 BY-LAW _____
 PASSED BY COUNCIL

Schedule 4 – Cachet’s Zoning Diagrams – June 2021



2nd Submission (April 2021) R3-YY ZONE

Current Proposal (revised)



zoning standards	High Density Residential Zone	Proposed Development
Maximum Lot Area	1421 m ²	1421 m ²
Minimum Lot Frontage	13.8m	13.8m
Minimum Front Setback	1.5m	1.5m
Minimum Side Setback	1.5m	1.5m
Minimum Rear Setback	1.5m	1.5m
Maximum Height	12m	12m
Maximum Floor Area Ratio	0.4	0.4
Maximum Floor Area	576 m ²	576 m ²
Maximum Floor Count	3	3
Maximum Floor Area per Lot	1421 m ²	1421 m ²
Maximum Floor Area per Floor	1421 m ²	1421 m ²
Maximum Floor Area per Unit	1421 m ²	1421 m ²
Maximum Floor Area per Floor per Unit	1421 m ²	1421 m ²
Maximum Floor Area per Floor per Unit per Floor	1421 m ²	1421 m ²
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Maximum Floor Area per Floor per Unit	1421 m ²	1421 m ²
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Maximum Floor Area per Floor per Unit per Floor per Floor	1421 m ²	1421 m ²
Maximum Floor Area per Floor per Unit per Floor per Floor per Floor	1421 m ²	1421 m ²

FIG. 2-1. The Addition of a New Unit to an Existing Unit in a High Density Residential Zone, R3-YY Zone

GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 3. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 4. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 5. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 6. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 7. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 8. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 9. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.
- 10. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE ZONING BY-LAW AMENDMENT.

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CACHEE ESTATE HOMES

EAST RIDGE LANDING

ARTHUR ONTARIO

SITE PLAN

DATE: 2021.4

PROJECT NO: 22113188



Saugeen Connects Announces Partnership with Arran-Elderslie

NEUSTADT, West Grey, Ontario —

In March of 2017 the SEDC and five municipalities; Brockton, Hanover, Minto, Wellington North, and West Grey formed a partnership to create a project called “Saugeen Connects”. The mission of this project is to collaborate and positively impact local economic growth; to support youth retention and development; to support the growth and retention of businesses; and to integrate their efforts to leverage immigrant attraction to the area as residents, workers, entrepreneurs, business owners, operators, and investors.

Saugeen Connects is pleased to announce the addition of Arran-Elderslie as a municipal partner as of May 2021. This partnership will allow Saugeen Connects to expand its reach, ability, and support in order to provide opportunities for local businesses, youth, and immigrants.

“On behalf of the Council of the Municipality of Arran-Elderslie, we are thrilled to be joining Saugeen Connects,” stated Arran-Elderslie Mayor, Steve Hammell, “Being a member of Saugeen Connects gives us the opportunity to tackle high-level economic development topics and offer our businesses and entrepreneurs expanded resources. We are looking forward to this partnership and working collaboratively with our neighbours for the benefit of the Municipality of Arran-Elderslie and the entire Saugeen region.”

This growth in municipal partnerships is a key pillar for the Saugeen Connects program with the intent to collaborate with a multitude of partners, businesses, contractors, affiliates, and service agencies to make this project successful. Other pillars of Saugeen Connects include succession planning, immigrant attraction, youth retention, and assisting women entrepreneurs to overcome barriers.

Media Contact:

Rose Austin, General Manager, SEDC
519-799-5750 x 302
rose@sfdc.ca

6/04/21

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
77122	Assoc Ont Road Superintendents	5/19/21	\$694.95
77123	Arbro Excavating 2001 Ltd.	5/19/21	\$500.00
77124	Bell Mobility	5/19/21	\$963.56
77125	Broadline Equipment Rental Ltd	5/19/21	\$743.34
77126	C&K Williams Excavating Inc.	5/19/21	\$1,977.50
77127		5/19/21	\$100.00
77128	Cedar Creek Tools	5/19/21	\$326.57
77129	Surinder Chaudhry	5/19/21	\$363.37
77130	CMHA Waterloo Wellington	5/19/21	\$250.00
77131	Corporate Express Canada Inc.	5/19/21	\$247.89
77132	Horrigan Overhead Doors 2019	5/19/21	\$135.60
77133	Human Response Monitoring Cent	5/19/21	\$949.20
77134	Hydro One Networks Inc.	5/19/21	\$60.11
77135	Information Network Systems	5/19/21	\$6,130.25
77136		5/19/21	\$100.00
77137		5/19/21	\$100.00
77138		5/19/21	\$100.00
77139	McGillivray Trenchless (2017)	5/19/21	\$4,124.50
77140	Mount Forest Foodland	5/19/21	\$29.90
77141	Minister of Finance	5/19/21	\$48.59
77142	PlayPower LT Canada, Inc.	5/19/21	\$1,921.00
77143	Premier Equipment Ltd.	5/19/21	\$164.70
77144	Receiver General for Canada	5/19/21	\$1,641.66
77145		5/19/21	\$100.00
77146		5/19/21	\$100.00
77147		5/19/21	\$100.00
77148		5/19/21	\$100.00
77149	Telizon Inc.	5/19/21	\$778.40
77150	Trevor Roberts Auto Repair	5/19/21	\$1,403.61
77151	Waste Management	5/19/21	\$1,047.51
77152	Watermark Solutions Ltd.	5/19/21	\$3,729.00
77153	Wellington Catholic Dist Sch B	5/19/21	\$15,475.00
77154	Wightman Telecom Ltd.	5/19/21	\$717.18
77155		5/19/21	\$100.00
77156	Young's Home Hardware Bldg Cen	5/19/21	\$487.72
EFT0001944	Acapulco Pools Limited	5/19/21	\$10,171.04
EFT0001945	ALS Laboratory Group	5/19/21	\$1,162.21
EFT0001946	Arthur Home Hardware Building	5/19/21	\$249.66
EFT0001947	Artic Clear 1993 Inc.	5/19/21	\$30.40
EFT0001948	B & I Complete Truck Centre	5/19/21	\$1,695.43
EFT0001949	B M Ross and Associates	5/19/21	\$15,377.75
EFT0001950	Canadian Safety Equipment	5/19/21	\$153.68
EFT0001951	Carson Supply	5/19/21	\$277.71
EFT0001952	County of Wellington	5/19/21	\$120,986.10
EFT0001953	Decker's Tire Service	5/19/21	\$305.10
EFT0001954	Eric Cox Sanitation	5/19/21	\$201.25
EFT0001955	Frey Communications	5/19/21	\$169.49
EFT0001956	H Bye Construction Limited	5/19/21	\$565,000.00
EFT0001957	Ideal Supply Inc.	5/19/21	\$943.55

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0001958	Innovative Surface Solutions C	5/19/21	\$3,168.97
EFT0001959	International Trade Specialist	5/19/21	\$959.33
EFT0001960	Kraemer LLP	5/19/21	\$4,262.16
EFT0001961	Martin Drainage	5/19/21	\$954.59
EFT0001962	PACKET WORKS	5/19/21	\$169.50
EFT0001963	Purolator Inc.	5/19/21	\$5.09
EFT0001964	Reeves Construction Ltd	5/19/21	\$161.03
EFT0001965	Saugeen Community Radio Inc.	5/19/21	\$1,002.31
EFT0001966	SGS Canada Inc.	5/19/21	\$1,401.20
EFT0001967	Technical Standards & Safety A	5/19/21	\$134.24
EFT0001968	Teviotdale Truck Service & Rep	5/19/21	\$384.20
EFT0001969	Upper Grand Dist School Board	5/19/21	\$54,175.00
EFT0001970	Wellington Advertiser	5/19/21	\$620.82
EFT0001971	Wellington Comfort Systems Ltd	5/19/21	\$563.73
77157	Arthur Foodland	5/26/21	\$28.23
77158	B & L Farm Service Ltd.	5/26/21	\$1,372.95
77159	Bluewater Chapter OBOA	5/26/21	\$100.00
77160	Broadline Equipment Rental Ltd	5/26/21	\$80.68
77161	Gouveia, Antonio & Anna	5/26/21	\$9,695.00
77162	Hydro One Networks Inc.	5/26/21	\$2,156.88
77163	Enbridge Gas Inc.	5/26/21	\$2,220.59
EFT0001972	ABC Recreation Ltd.	5/26/21	\$26,248.37
EFT0001973	B M Ross and Associates	5/26/21	\$15,995.60
EFT0001974	Brent D. Rawn Electric	5/26/21	\$5,186.70
EFT0001975	Coffey Plumbing, Div. of KTS P	5/26/21	\$228.83
EFT0001976	County of Wellington	5/26/21	\$775.00
EFT0001977	Eric Cox Sanitation	5/26/21	\$194.36
EFT0001978	Frey Communications	5/26/21	\$477.04
EFT0001979	Ideal Supply Inc.	5/26/21	\$7,434.27
EFT0001980	Kraemer LLP	5/26/21	\$1,459.73
EFT0001981	Resurface Corporation	5/26/21	\$4,109.76
EFT0001982	R. J. Burnside & Assoc. Ltd.	5/26/21	\$2,409.87
EFT0001983	T&T Power Group	5/26/21	\$52,484.59
EFT0001984	Wellington North Power	5/26/21	\$41,226.74
77164	Broadline Equipment Rental Ltd	5/27/21	\$68.32
77165	County of Wellington Social Se	5/27/21	\$250.00
77166	Hydro One Networks Inc.	5/27/21	\$466.19
77167	Jim's Auto Service	5/27/21	\$618.46
77168		5/27/21	\$1,900.00
77169	The Murray Group Limited	5/27/21	\$592.48
77170	Premier Equipment Ltd.	5/27/21	\$1.56
77171	Young's Home Hardware Bldg Cen	5/27/21	\$151.27
EFT0001985	ALS Canada Ltd.	5/27/21	\$261.04
EFT0001986	Arthur Home Hardware Building	5/27/21	\$130.09
EFT0001987	CARQUEST Arthur Inc.	5/27/21	\$205.03
EFT0001988	Clark Bros Contracting	5/27/21	\$4,113.20
EFT0001989	County of Wellington	5/27/21	\$20.00
EFT0001990	Decker's Tire Service	5/27/21	\$1,009.09
EFT0001991	FOSTER SERVICES/822498 ONT INC	5/27/21	\$282.50
EFT0001992	Ideal Supply Inc.	5/27/21	\$234.12
EFT0001993	JOB-INC Electric	5/27/21	\$223.74
EFT0001994	Kraemer LLP	5/27/21	\$5,703.00
EFT0001995	North Wellington Co-op Service	5/27/21	\$61.75
EFT0001996	Officer's Auto Care Inc.	5/27/21	\$1,335.38

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0001997	Pryde Truck Service Ltd.	5/27/21	\$6,544.88
EFT0001998	Purolator Inc.	5/27/21	\$7.91
EFT0001999	ROBERTS FARM EQUIPMENT	5/27/21	\$244.79
EFT0002000	Suncor Energy Inc.	5/27/21	\$11,081.11
EFT0002001	Tacoma Engineers	5/27/21	\$4,819.31
EFT0002002	Triton Engineering Services	5/27/21	\$28,159.98
EFT0002003	Wellington Advertiser	5/27/21	\$719.81
77172	Arthur Greenhouses	6/02/21	\$250.00
77173	Biz Bull	6/02/21	\$395.00
77174	Broadline Equipment Rental Ltd	6/02/21	\$1,478.14
77175	Chalmers Fuels Inc	6/02/21	\$264.77
77176	Corporate Express Canada Inc.	6/02/21	\$63.08
77177	Horizon Date Services Ltd.	6/02/21	\$3,887.20
77178	Kronos Canadian Systems Inc.	6/02/21	\$1,130.01
77179	Kurt Penwarden Tree Services	6/02/21	\$904.00
77180	Manulife Financial	6/02/21	\$30,890.73
77181	Jim Martin	6/02/21	\$700.00
77182	MOLOK NORTH AMERICA LTD	6/02/21	\$179.68
77183	Enbridge Gas Inc.	6/02/21	\$187.81
77184	WCH Enterprises	6/02/21	\$565.00
77185	Wightman Telecom Ltd.	6/02/21	\$135.36
77186	Young's Home Hardware Bldg Cen	6/02/21	\$89.16
EFT0002004	Agrisan SC Pharma	6/02/21	\$4,879.41
EFT0002005	Aon Canada Inc	6/02/21	\$9,606.60
EFT0002006	Arthur Home Hardware Building	6/02/21	\$361.54
EFT0002007	Carson Supply	6/02/21	\$220.64
EFT0002008	CIMA Canada Inc.	6/02/21	\$13,045.14
EFT0002009	Coburn Insurance Brokers Ltd.	6/02/21	\$378.00
EFT0002010	Eric Cox Sanitation	6/02/21	\$3,586.82
EFT0002011	Frey Communications	6/02/21	\$4,374.15
EFT0002012	Grand River Conservation Auth	6/02/21	\$17,914.67
EFT0002013	Ideal Supply Inc.	6/02/21	\$96.01
EFT0002014	J J McLellan & Son	6/02/21	\$1,067.85
EFT0002015	Kraemer LLP	6/02/21	\$895.00
EFT0002016	Maitland Valley Conservation	6/02/21	\$350.00
EFT0002017	North Wellington Co-op Service	6/02/21	\$389.83
EFT0002018	PETRO-CANADA	6/02/21	\$3,683.94
EFT0002019	Purolator Inc.	6/02/21	\$5.09
EFT0002020	R&R Pet Paradise	6/02/21	\$2,263.72
EFT0002021	Reeves Construction Ltd	6/02/21	\$10,093.79
EFT0002022	Rintoul's Pools & Spas Ltd.	6/02/21	\$966.14
EFT0002023	Saugeen Valley Conservation	6/02/21	\$34,322.00
EFT0002024	Triton Engineering Services	6/02/21	\$41,224.51
	Total Amount of Cheques:		\$1,264,431.64



Staff Report

To: Mayor and Members of Council Meeting of June 14, 2021

From: Callise Loos, Deputy Chief
Minto/Wellington North Fire Management Team

Subject: Fire Service Modernization Proposal

RECOMMENDATION

THAT Council of the Township of Wellington North receive for information DFC 2021-004 being a report on Fire Service Modernization;

AND FURTHER THAT Council authorize the Fire Management Team to utilize money from the Provincial Modernization Efficiency Grant to implement all identified projects within the report.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

CAO 2019-001 – Provincial Modernization, Efficiency Grant

BACKGROUND

The Modernization Grant was given to the municipality in 2019 to assist in modernizing different aspects of the corporation. At the time, the decision was made to keep the money in a reserve fund for any future projects that may arise. Funds received were \$618,175. Currently, the balance sits at \$506,280 (held in Capital Infrastructure Reinvestment Reserve Fund).

The 2019 – 2022 Corporate Strategic Plan identifies the need to review and implement technological systems and tools to modernize the delivery of services and create internal efficiencies.

The attached proposal outlines a project researched by the fire department that outlines how utilizing the available grant money will assist greatly in modernizing many processes. We believe it to be a good use of the funds and will improve the work being done by the entire department.

FINANCIAL CONSIDERATIONS

The amount required is not in the 2021 budget. It is being proposed to be taken out of the Municipal Modernization Grant so would have no impact on the 2021 budget. After the initial term operating budgets will reflect the on-going costs.

Funds received Mar.29'19 - \$618,175
Current balance - \$506,280 (held in Capital Infrastructure Reinvestment Reserve Fund)

ATTACHMENTS

- Fire Service Modernization Proposal

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: Callise Loos, Deputy Fire Chief

Callise Loos

Recommended By: Michael Givens, Chief Administrative Officer

Michael Givens

MODERNIZATION PROPOSAL



WELLINGTON NORTH FIRE

Table of Contents

- OVERVIEW 2
- GOALS..... 2
- PROPOSED APPLICATIONS..... 2
 - Emergency Reporting Software..... 2
 - Units 911 Response Application 3
 - Check-It Mobile Application 3
 - Learning Management System..... 3
- RATIONALE 3
 - Emergency Reporting Software & Units 911 Application 3
 - Check It Mobile 5
 - Learning Management System..... 5
- IMPLEMENTATION TIMELINE 6
- OTHER RESOURCES 7
- PRICING 7
- CONCLUSION..... 8

OVERVIEW

Fire departments have been required to track records around patient care, incidents, inspections, personnel and training for decades; however changes in regulatory requirements and available technologies have driven records management systems to rapidly evolve. Fire departments, insurance companies, the public and other government agencies want accurate, instant reports and data; the new expectation is that data should be free to flow seamlessly to and from the field. This proposal outlines the various software applications and components Wellington North Fire would like to implement to increase the accuracy and efficiency of fire department data management systems.. The initial funds needed for implementation are being proposed to come from the Modernization Efficiency Grant issued by the Province to municipalities in 2019.

GOALS

- To create a closed loop reporting mechanism for fire department data.
- To improve the accuracy and rate of completion for all equipment maintenance records.
- To increase the amount of information available to responders in the field for safety purposes.
- To enhance our ability to produce timely information related to public inquiries such as freedom of information and other related requests.
- To decrease administrative strain on volunteers.
- To increase the accessibility and number of training opportunities for volunteers.

PROPOSED APPLICATIONS

FULL DISPATCH SERVICES & RADIO SYSTEM

Install and implement radio equipment to move the fire service onto the Wellington County Radio system and upgrade our existing contract with Guelph Fire to include full dispatching services. An agreement will come back to Council for approval once finalized by Guelph Fire.

Still Awaiting contract/agreement from Guelph Dispatch

EMERGENCY REPORTING SOFTWARE

This software is the main records management system for fire department records encompassing incidents, inspections, equipment, training and personnel records

\$5 000 initial

UNITS 911 RESPONSE APPLICATION

This application is an interactive in-vehicle response system that provides complete incident information to the responding users. It also allows incident command to input notes into the incident file to allow for more relevant and accurate data recording.

\$3600 initial + \$720 annual

CHECK-IT MOBILE APPLICATION

This application is an operations management solution created for maintenance inspections of trucks, tools, medical supplies and any other logged in inventory records. The maintenance record data is automatically uploaded to our records management system. It also creates work order requests on the spot for a more responsive maintenance program.

\$1620 annual

LEARNING MANAGEMENT SYSTEM

This is a fire service learning management system that allows us to offer both fire service specific and custom training to our first responders at their convenience.

\$4800 annual

RATIONALE

FULL DISPATCH SERVICES + RADIO UPGRADE

We are currently in the process of installing radios in all of the trucks and fire stations to move onto the Wellington County radio system. All fire departments and public works agencies in the County are currently on the system, so having the ability to interoperate with them will be a huge step forward for our department. We will also be installing radios in each of the front-line trucks that will speak directly with our mutual aid partners outside of the County. This will enable us to maintain our interoperability with these agencies when working with them.

As part of the move as well, we would like to move towards a full dispatching contract with Guelph Fire. We are currently the only department not taking advantage of this service with Guelph Fire. Full dispatching service includes answering all of our 911 calls for fire department response, paging the appropriate Stations, tracking of our vehicles, contacting any allied agencies we may require, and logging all benchmarked transmissions reported from the scene. The ability for our staff to know they have a

dispatcher available 24/7 for each call is paramount. Staffing of the trucks is getting harder and harder so not having to leave a Firefighter in the Dispatch room would be an asset to our response capabilities.

Moving forward with a lot of our initiatives is going to require a more robust relationship with our dispatch center. We are in the stages of writing more agreements on automatic responses and closest stations responding to certain areas of our municipality that were identified in our recent risk assessment update. We are going to have to work with Guelph Fire dispatch to implement the agreements and more technical mapping requirements. All will aid our staff in a more efficient response that will protect their health and safety needs the best we can.

EMERGENCY REPORTING SOFTWARE & UNITS 911 APPLICATION

In 2019, the City of Guelph along with all Wellington County fire departments made the decision to purchase the same records management system, Emergency Reporting (ERS). Having all of the departments in the county on the same records management system increases data sharing and collaboration tenfold. Since Guelph dispatches Wellington North, it makes sense for Wellington North to adopt the same information and records management practices as Guelph on a smaller scale.

In order to understand how ERS will benefit Wellington North on a large scale, we must first understand the current data flow:

CURRENT DATA FLOW	PROPOSED DATA FLOW
<p>Guelph Dispatch opens incident file ↓ At the end of incident, Guelph sends us file.</p> <p>Incident Command takes notes in paper workbook ↓ Pre-plan data may be in files on truck or in radio room, Guelph does not have access to current data, field does not have access to data ↓ Administration collects information from other sources and fills out paper OFM forms ↓ Administration re-enters manually all data from CAD, incident command and other sources into paper files ↓ Incident file and related pieces are all stored in different areas of the paper file system, very difficult and time intensive to recall or reproduce</p> <p>In this process, there is a lot of double data entry and room for error.</p>	<p>Guelph Dispatch opens incident file ↓ Guelph Dispatch contributes to file ↓ Incident Command contributes to file ↓ Preplan data is already in the file and available to both Guelph Dispatch and Incident Command. (ie: hazards on scene, burn permits, etc.) ↓ Administration reviews and completes file ↓ File & all information is stored in one records management system</p>
<p>Completion Time: 3 hours</p>	<p>Completion Time: 1 hour</p>

Our current data flow is cumbersome using a myriad of different processes and people to create a paper based incident file. The proposed ERS system with the Units 911 add-on will allow for seamless data flow from incident file creation to storage with no double data entry. The proposed solution will reduce processing time and increase information recall ability a great deal.

CHECK IT MOBILE

Routine inspections and maintenance help keep our apparatus and occupants safe. Both Section 21 of the Ontario Firefighter Guidance Notes and NFPA Standard 1911 outline the requirements for the inspection, preventative maintenance, testing and retirement of in-service vehicles. The current system for fire department maintenance associated with both apparatus and equipment is paper based. It has always been apparent that an automated work order system would benefit the maintenance program of the fire department, as it will ensure that maintenance is completed in a timely manner. The pandemic has definitely highlighted how beneficial a digital maintenance program would be to the fire department, as it will allow firefighters to use mobile phones and tablets to communicate maintenance needs to the administration from anywhere. Since staff are discouraged from meeting in large groups, communicating maintenance issues becomes more difficult as does ensuring such issues are documented appropriately. A digital process would help this process immensely.

The check-it application will also increase the accuracy of our maintenance records since the tablet will be able to create and access the apparatus record right at the source. Currently, our weekly truck checks and apparatus maintenance files do not integrate. The integration of these files would create a complete maintenance program solution that satisfies all legislated fire service requirements.

LEARNING MANAGEMENT SYSTEM

As the pandemic rages on, Wellington North Fire has had to pivot when it comes to how we train our firefighters. Typically, firefighters would meet twice a month to practice skills that are mandatory to remain certified as a firefighter in Wellington North. It has been challenging to find ways to offer online training for our firefighters because there are not that many options out there for online training in the fire service and we have never been forced to develop online options.

The pandemic has changed the world forever and we, as an emergency response organization, are being forced to change with it. As such, we would like to implement an online learning management system that will allow our firefighters access to online training and give our firefighters the freedom to complete the training on their own time. The aftermath of the pandemic will linger past 2021 and we want to ensure that we are able to provide training options to our firefighters safely.

Another event that happened in the fire service that has influenced our decision to pursue our own learning management system is the closure of the Ontario Fire College. We now have the opportunity to provide NFPA and fire college level courses in house to our firefighters, which will eliminate the costs

associated with lodging and travel for our firefighters. It will also give all of our firefighter's access to the same training opportunities, not just those that can take time off work to complete courses.

Beyond the course catalog that Target Solution's LMS system will bring to our organization, is the course customization of the platform, which will allow us to build preplan courses on high hazard buildings in our area therefore increasing situational awareness within our volunteers resulting in a safer incident response. As well, we would be able to develop personalized training programs and videos on equipment specific to Wellington North Fire. New hires or firefighters who haven't used a piece of equipment in a while would be able to access the system and review material whenever is convenient.

From both a fire service and pandemic perspective, we feel that a dedicated learning management system for our firefighters is the best option in the current climate.

IMPLEMENTATION TIMELINE

June	July	August	September	October	November	December
Purchase iPads & all required resources for projects, install equipment						
	Trial units 911, develop policy for use					
			Official Start of Units 911			
Inventory equipment, and label for check-it input.						
	Arthur Station start using app					
			Mt. Forest Station start using app			
LMS policy development & user research						
		Develop list of custom courses to create				
					Begin LMS New Recruits	
2022						
LMS to be implemented using cohorts of people, Captains followed by Other Officers, etc						

OTHER RESOURCES

Item	Cost
Samsung Tab A Lite (7 secondary vehicles)	\$2000
Samsung Tab Active (2 primary vehicles)	\$1130
Truck Mount	\$1250
Tablet Data	\$1000 per year
** Tablet costs could be eliminated if we choose a bell tablet on a 2 yr data plan, tablet will be \$0.00	

PRICING

Year 1 Costs	Price
Emergency Reporting Remainder	\$5 000
Units911 Setup	\$3 600
CheckIT	\$1 620
LMS	\$4 800
Ipads & Mounts	\$6 967
Total:	
\$21 987	
Year 2 & Ongoing Costs	
Units911	\$720
Check IT	\$1 620
LMS	\$4 800
Tablet Data	\$1 000
Total:	
\$8 140	

Disclaimer: The prices listed in the preceding table are an estimate for the services discussed. This summary is not a warranty of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before a contract is executed.

CONCLUSION

Wellington North Fire hopes that you will support our efforts to modernize our fire service by updating our data management system and decreasing workload on our volunteers. We are confident that these applications will allow us to meet our internal goals and exceed public standards. We believe this to be good use of some of the Modernization Efficiency Grant money allocated to the municipality by the Province in 2019.

Our emergency reporting software with the addition of the units 911 application will allow us to create a closed loop reporting mechanism that gives our responders and administration the ability to process information simultaneously free flowing from our dispatch centre, to the field and then into its final resting spot. This process will improve the safety of our first responders and the effectiveness of our responses.

The implementation of the CheckIT mobile application will reduce the administrative strain on our volunteers and improve the accuracy of our legislated preventative maintenance programs.

The learning management system will better position our department to be able to provide training opportunities for our firefighters during a pandemic and whenever convenient for our firefighters.

We, at Wellington North Fire, strive to be innovators in our industry and we trust that these applications will ensure that we are ready to evolve with the ever changing world as it stands today.

If you have questions on this proposal, feel free to contact Callise Loos at your convenience by email at cloos@wellington-north.com or by phone at 519-497-2502.

Thank you for your consideration,

Wellington North Fire Management



Staff Report

To: Council and Members of Council Meeting of June 14, 2021
From: Matthew Aston, Director of Operations
Mandy Jones, Community Recreation Coordinator
Subject: RPL 2021-010 Summer Programs

RECOMMENDATION

THAT Council of the Township of Wellington North receive Report RPL 2021-010 being a report on summer programs;

AND FURTHER THAT Council direct staff to proceed with Township's 2021 aquatic programs in compliance with federal, provincial and local health unit guidelines and rules;

AND FURTHER THAT Council direct staff to proceed with Township's 2021 summer camp programs in compliance with federal, provincial and local health unit guidelines and rules.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

RPL 2021-007 being a report on summer programs.

Report RPL 2021-010 being a report on summer programs

BACKGROUND

At its May 25th meeting Council carried the following resolution:

THAT Council of the Township of Wellington North receive Report RPL 2021-010 being a report on summer programs;

AND FURTHER THAT Council direct staff to bring a recommendation to the June 14th Meeting of Council on how to proceed with the 2021 aquatics and summer camp programs;

AND FURTHER THAT Council acknowledge that a decision to proceed with the 2021 aquatics and summer camp programs on June 14th may impact the planned start dates.

SUMMER DAY CAMPS

On May 26, 2021, the Ontario Ministry of Health provided COVID-19 Safety Guidelines for Day Camps. The guidance was produced by the Office of the Chief Medical Officer of Health (OCMOH) in accordance with subsection 24(1) of Schedule 7 of O. Reg. 82/20 (Rules for

Areas in Stage 1), subsection 15(1) of Schedule 2 of O. Reg. 263/20 (Rules for Areas in Stage 2), and subsection 9(1) of Schedule 2 of O. Reg. 364/20 (Rules for Areas in Stage 3) made under the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020 (ROA) (Collectively referred to as ROA Regulations).

Pursuant to the ROA regulations, day camps for children are permitted to open if they are operated in a manner consistent with the safety guidelines for COVID-19 for day camps produced by the OCMOH. Day camps are not permitted to operate in the Shutdown zone

Cohort size:

Age Category	Age range of age category	Ratio of staff to camp participants	Maximum Number of camp participants in cohort (not including staff)
Kindergarten	4 years up to 6 years	1 to 13	26
Primary / Junior School	6 years up to 9 years	1 to 15	30
Junior School	9 years up to 13 years	1 to 20	20

Township staff have planned to operate one cohort per location, with a maximum ratio of staff to camp participants of 1:12. These ratio numbers will allow for up to 24 children per cohort with our day camp age range from 5 to 12 years of age. At this time, staff have only opened 16 spaces at each camp location and will expand the cohort sizes to allow for more registrations, while remaining under the provincial maximum cohort sizes.

Programming is expected to start July 5 and run through to August 27, 2021.

All positions with the Summer Day Camp will receive partial funding from the Canada Summer Jobs Grant. Township is recruiting for three instructor positions.

POOLS

Township staff have created a COVID-19 reopening plan for the pools in Arthur and Mount Forest using the June 2020 Edition of the Lifesaving Society Guide to Reopening Pools and Waterfronts. In addition, staff have referenced neighbouring municipal guidelines for reopening.

Wellington-Dufferin-Guelph Public Health will be at the Arthur Pool on June 15 to perform a facility inspection. The Mount Forest Pool inspection has been delayed until early July as staff make required upgrades to the pool liner.

Township staff anticipate that the Arthur Pool will open June 21, 2021, and the Mount Forest Pool on July 12, 2021. As the Mount Forest pool reopening will be delayed, staff are working to reschedule swimming lessons to accommodate individuals that have already registered for swimming lessons. Program registrants will be accommodated at the Arthur Pool or later in the summer in Mount Forest.

The Aquatic Supervisor and both Head Lifeguard positions will receive partial funding from the Canada Summer Jobs Grant. Township is recruiting for additional lifeguard and instructor positions.

CONSIDERATIONS

- Summer program staff have been encouraged to receive the vaccine when eligible.
- There may be times that the pool facility will be required to close due to staffing shortages related to COVID-19 and the facility screening protocol.

FINANCIAL CONSIDERATIONS

The requirement for the Township to operate the aquatics and summer camp programs within the guidelines of the province and local public health will have negative impacts to the bottom-line experienced during the summer of 2021. Financial impacts will be seen as both decreased revenues and increased expenses.

Township staff made best efforts to forecast COVID impacted revenues and expenses as part of the 2021 budget, however, actual variances experienced this summer will be tracked, and quantified, with the intent to claim some of these expenses back through Ontario's Safe Restart program.

ATTACHMENTS

None.

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 Mandy Jones, Community Recreation Coordinator	<i>Matthew Aston</i> <i>Mandy Jones</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>



Staff Report

To: Mayor and Members of Council Meeting of June 14, 2021
From: Matthew Aston, Director of Operations
Subject: OPS 2021-017 being a report on a memo to update the Municipal Servicing Standards.

RECOMMENDATION

THAT Council of the Township of Wellington North receive Report OPS 2021-017 being a report on a memo to update the Municipal Servicing Standards;

AND FURTHER THAT the Council approved and direct staff to apply the changes contained within the memorandum entitled “Revisions to Municipal Servicing Standards (MSS)” dated June 14, 2021, to all planning, municipal infrastructure design and construction projects.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

Report PW 2017- 16 being a report on the update of the Township of Wellington North’s Municipal Servicing Standards

BACKGROUND

The Municipal Servicing Standards (MSS) details the technical specification required by the Township when publicly owned infrastructure is designed and constructed. The MSS is consulted regularly by the Township’s engineering service providers (ESP), developers, planners, and Township staff to ensure a consistent approach to the design and construction of infrastructure, with a goal of ensuring quality, long asset life, and ease of maintainability.

Township staff, in consultation with our primary ESPs, have drafted a memorandum to detail some minor changes to the MSS. The intent of this update is to be a minor revision to the existing MSS which was approved June 2017 Rev 6.

Within the next few years, Township staff recommend that a more wholesome review of the MSS be completed in partnership with an ESP, however, as an interim update staff felt this was appropriate to reflect current technology advancements and best practices related to the construction of infrastructure. As well, this provides users of the Township’s MSS a better understanding of current expectations related to the design and construction of infrastructure in Wellington North.

FINANCIAL CONSIDERATIONS

Nominal expenses were incurred during the development of the attached memo to consult with Township engineering service providers. These expenses were funded by the operating accounts for consulting fees for water, sanitary and roads approved during the 2021 budget.

ATTACHMENTS

Schedule A – Memo dated June 14, 2021, titled “Revision to Municipal Servicing Standards (MSS)”

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 <i>Michael Givens</i>
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WELLINGTON NORTH
SEMPER PORRO

MEMO

TO: MAYOR AND MEMBERS OF COUNCIL

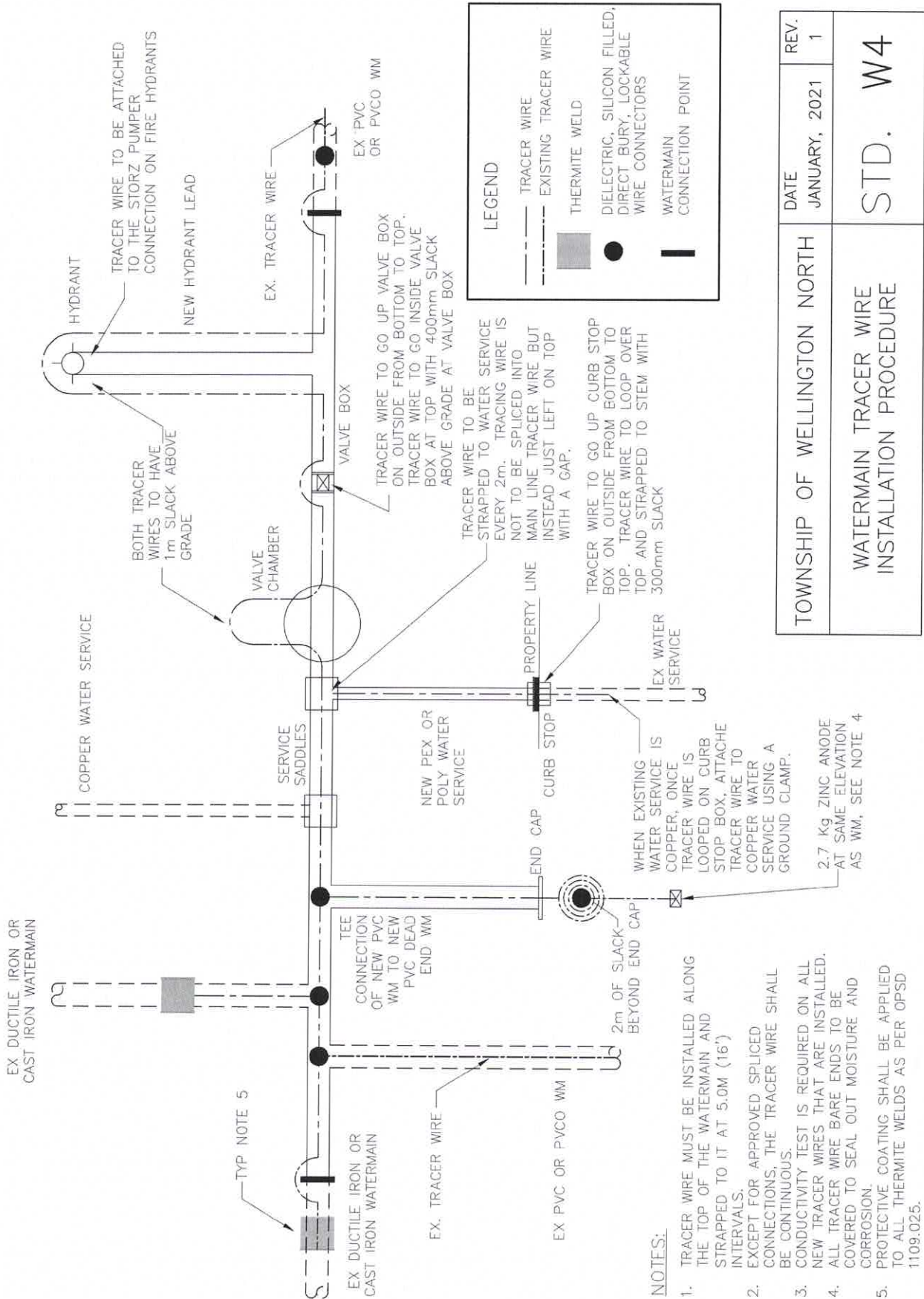
FROM: DIRECTOR OF OPERATIONS

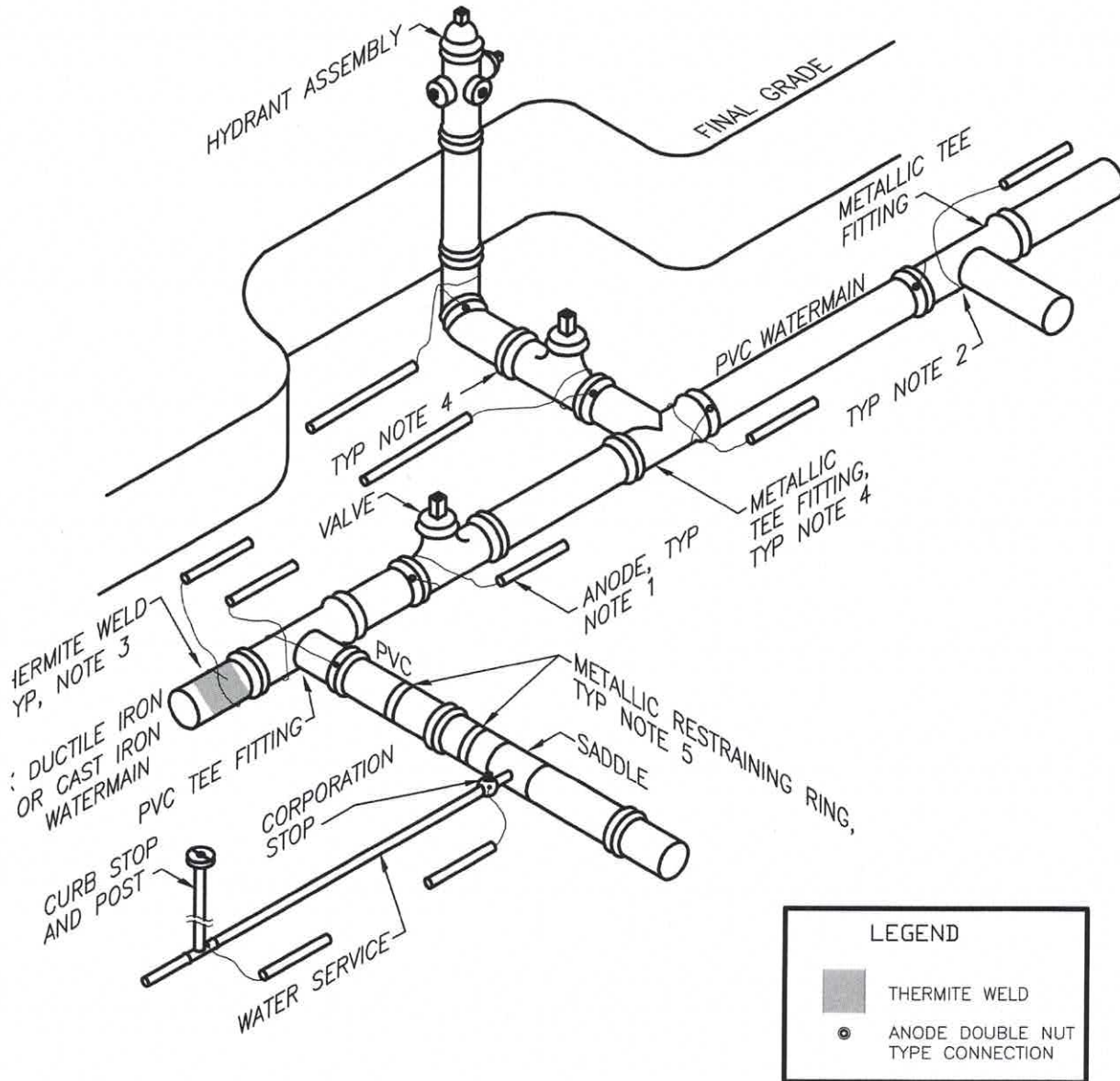
DATE: 2021-06-14

SUBJECT: REVISIONS TO MUNICIPAL SERVICING STANDARDS (MSS)

1. Township requests electronic copies of all plans to be submitted for review (PDF & AutoCAD or similar), until approved by Township, at which time, Township requests three hard copies of drawings of 24 x 36 paper and electronic files (PDFs & AutoCAD or similar) for our records. Once "as recorded" drawings are created, Township requests three hard copies of the drawings of 24 x 36 paper copies and electronic files (PDF & AutoCAD or similar & GIS shape files) for permanent records (MSS 2017 A.5).
2. As part of any project with the Township for each property, individual service record sheets (8.5" x 11") are to be provided, to the satisfaction of the Township, by the developer for each applicable municipal service: drinking water, sanitary sewer and storm sewer. Township can provide a template service record sheet on request (MSS 2017 A.10).
3. All private drainage pipes or tiles shall terminate a minimum of 2m from Township property line and not cause any negative impact to public assets (icing on sidewalks, organic growth in gutters, etc.) (MSS 2017 D.1).
4. All water services are to be bedded in approved sand to 300 mm above the top of pipe on public property (MSS 2017 E.2(j)).
5. Additional bullet "Tracer wire is to be left accessible inside the main water valve boxes by extending the wire up the outside of the main valve box through the manufactured hole at the top of the main water valve box for future locating purposes." (MSS 2017 E.2(k) – see STD. W4.
6. Minimum water service size to be 19 mm but, subject to change, with an intent of the MSS at being consistent with the current version of Ontario's Building Code (MSS 2017 E.2 (r)).

7. Additional wording “and that anodes be included at all water service main stops and property curb stops to the approval of the Township” (MSS 2017 E.2(s)) – see STD. W5.
8. Crosslinked polyethylene (PEX) conforming to AWWA C904, “Municipex” by Rehau, “Blue904” by Ipex or approved equivalent, is an acceptable material for drinking water services (MSS 2017 E.2(r)) – see STD. W4.
9. Watermain testing procedure is consistent with the current version of Ontario’s Watermain Disinfection Procedure, or more stringent, at the Township’s sole discretion and approval (MSS 2017 E.3).
10. All applicable municipal infrastructure are expected to be designed and constructed consistent with current Provincial and County standards including provisions for accessibility. In the absence of these provisions being met, the developer is expected to obtain approval, or consult, with the local accessibility committee for any proposed deviation(s) (MSS 2017 F.3).
11. Asphalt boulevards are an acceptable alternative, as approved by the Township, up to a boulevard width of 1.8m (MSS 2017 F.5).
12. Street lights are to be Lumex p/n RFM-72W32LED4K-G2-R2M-UNV-DMG-FAWS-RCD7-GY3 or approved equivalent. Electrical supply for the street light circuit will need to be coordinated and approved by the local hydro authority (MSS 2017 H.2(b)).
13. R1, R2, R3 Standard Cross-Section Update – Bollards are not typically required rather they are assessed on a case-by-case basis and at the discretion of Wellington North Power Inc. and the Township.
14. Update to Table 2 – Section on Storm – Sub-Section Sewer Pipe – Replace “375 mm diameter or less” with “600 mm diameter or less” and “450 mm diameter or greater” with “675mm diameter or greater”, subject to approval by the Township.
15. STD. W4 and STD. W5 added.
16. The intent of this memo is to provide a minor update to the Municipal Servicing Standards dated June 2017 Rev. 6. All wording and drawings within the MSS have not been reviewed or edited during this update. Township, at its sole discretion, remains the approval authority for any and all infrastructure designs and installations that are or will become owned by the Township.





NOTES:

1. ANODE SHALL BE PLACED AT LEAST 1.0M AWAY FROM THE WATER SYSTEM PIPE AND APPURTENANCES AND AS DEEP AS THE BOTTOM OF THE PIPE AND APPURTENANCES. MINIMUM DISTANCE BETWEEN ANODES SHALL BE 1.0M.
2. ANODE CONNECTING WIRE SHALL BE LOOSELY WRAPPED AROUND PIPES AND FITTINGS AND KNOTTED. ANODE SHALL BE INSTALLED WITH DOUBLE NUT TYPE CONNECTION.
3. PROTECTIVE COATING SHALL BE APPLIED TO ALL THERMITE WELDS AS PER OPSD 1109.025.
4. VALVES AND FITTINGS SHALL HAVE AN ANODE AND SACRIFICIAL ZINC NUTS
5. MECHANICAL RESTRAINTS SHALL HAVE SACRIFICIAL ZINC NUTS

TOWNSHIP OF WELLINGTON NORTH	DATE APRIL, 2019	REV. 0
CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS		STD. W5



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. 05114

June 8, 2021

BY EMAIL ONLY

Darren Jones, CBO

Township of Wellington North
 7490 Sideroad 7 W, PO Box 125
 Kenilworth, ON, N0G 2E0

**Re: Eastridge Landing Subdivision (Arthur) – Draft Plan 23T-13001
 Phase 3 (Walsh Street, Lots 1 to 29)
 Preliminary Acceptance for Stage 1 & Stage 2**

On August 10, 2020, 2073022 Ontario Inc. (Coffey) entered into a Pre-Servicing Agreement with the Township for the Eastridge Landing subdivision (i.e. Stages 1, 2 & 3 of Phase 3). In accordance with terms of that Agreement, we issued a May 19, 2021, letter summarizing servicing work completed for Phase 3 and documentation received in support of a securities reduction request. Council passed a resolution at its May 25th meeting accepting the recommended securities reduction.

On April 27, 2021, 2073022 Ontario Inc. (Coffey) entered into a Subdivision Agreement with the Township for this subdivision. The Developer has now requested Preliminary Acceptance be granted for Stage 1 and Stage 2 of Phase 3 (Walsh Street), which is one of the requirements before the Township will accept building permit applications. The purpose of this letter is to provide Council with our recommendation pertaining to this request.

Final Draft Plan Approval and Property Matters

The County issued a May 5, 2021, letter granting final approval of Draft Plan 23T-13001. However, there are a number of property conveyances and easements that need to be registered in favour of the Township. This remains outstanding and should be addressed prior to accepting building permit applications. Because of this, we can only recommend conditional preliminary acceptance of the completed works, at this time.

Z:\05114-Well_North-Eastridge_Landing-Arthur\Projects\PHASE 3&4\Securities and Acceptances\05114-2021-06-08-Phase3Acceptances-Darren-WN-Let.docx

Constructed Works

Our May 19, 2021, letter provides a summary of the Works constructed for servicing Phase 3 (Walsh Street). Please refer to that letter for further details. In summary, based on an April 29th site review meeting and documentation provided by the Developer's Engineer, it is our opinion all of the necessary Stage 1 and Stage 2 Works have been constructed for servicing Phase 3 (i.e. sanitary sewer, watermain, storm sewer, road). There are a number of identified deficiencies that will need to be addressed by the Developer prior to the expiration of the two-year maintenance period.

The electrical distribution system, street lights, Bell, Wightmans and Eastlink have been installed. We have been notified that natural gas is currently being installed.

Securities

It is our understanding the Township currently has \$269,316.30 in securities from the Developer, in accordance with our May 19th letter. This is a combination of the Pre-Servicing Agreement maintenance holdback and the securities required by the Subdivision Agreement for Stage 4 of Phase 3 (e.g. sidewalk, final lift of asphalt, restoration).

The 2-year maintenance period for Stage 1 and Stage 2 will commence once proof of registration of all Phase 3 conveyances and easements has been received.

Summary

Based on available information provided to us by the Developer and his Engineer, it is our opinion the Township could pass the following resolution:


THAT the Council of the Corporation of the Township of Wellington North grant 2073022 Ontario Inc. (James Coffey) Preliminary Acceptance for Stage 1 and for Stage 2 of Phase 3 (Walsh Street, Lots 1 to 29) of the Eastridge Landing Subdivision (Draft Plan 23T-13001) in the community of Arthur, subject to and effective from the date the Township CBO receives proof of registration of all required conveyances and easements.

It is our understanding that Township staff are in support of granting conditional Preliminary Acceptances of Stage 1 and Stage 2 of Phase 3, which will allow Building Permit applications to be submitted once property registrations have been confirmed, and subject to all other relevant Subdivision Agreement conditions being met for building permit submissions (e.g., Term 8.9).

If you have any questions, please contact us.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per 

Frank Vanderloo, P. Eng.

c.c. Ken Behm, P. Eng.
Jim Coffey, 2073022 Ontario Inc.



Staff Report

To: Mayor and Members of Council Meeting of June 14, 2021
From: Matthew Aston, Director of Operations
Subject: OPS 2021-022 being a report on Traffic Count Report

RECOMMENDATION

THAT Council of the Township of Wellington North receive for information Report OPS 2021-022 being a report on Traffic Counts.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

Report OPS 2020-029 being a report on Traffic Counts

BACKGROUND

Township staff, via a contractor, conducted traffic counts around Wellington North in the spring 2021.

Traffic counts that were conducted in 2021 and are provided in Schedule A. These counts provide objective information of vehicles volumes on roads, during a 24-hour period, which can be used to inform conversations on maintenance prioritization, customer inquiries and other.

The traffic counts that were completed at Main Street North, Industrial Drive and Mount Forest Drive were completed over a 7-day period.

Some points of interest contained within Schedule A:

1. Domville Street between Musashi Entrance and Preston Street (1,023) saw approximately twice the number of vehicles as Domville Street between Musashi Entrance and Wells Street (634).
2. Smith Street between Preston and Wells Streets (5,746) saw less traffic than both George Street locations (9,388 & 9,008).
3. Sideroad 5 W between Highway 6 and McDonald Road was high at 1,237 vehicles.
4. Mount Forest Drive saw about twice as much west-bound traffic as east-bound traffic.
5. There was a significant difference in the traffic counted on Industrial Drive Monday to Friday versus on the weekend.

FINANCIAL CONSIDERATIONS

These counts cost ~\$3,500 or ~\$70/location.

ATTACHMENTS

Schedule A – 2021 Traffic Counts

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

TRAFFIC SUMMARY MAY 2021

ROAD NAME	DATE	NORTH	EAST	SOUTH	WEST	TOTAL
DOMVILLE ST - between Factory entrance & Wells St	May-05		330		304	634
DOMVILLE ST - between Factory entrance & Preston St	May-05		533		490	1023
SMITH ST - between Wells & Preston	May-05		2915		2831	5746
CONNESTOGA ST N - between school & Smith (Hwy 6)	May-05	403		421		824
EDWARD ST - between Parking Lot entrance & Frederick	May-05	424		280		704
ISABELLA ST E - between Federick & Charles	May-05	415		357		772
GEORGE ST - between Eliza & Charles	May-06	4196		5192		9388
GEORGE ST - south of Francis	May-05	5094		3914		9008
DURHAM ST E - between Church & London Rd	May-06		131		111	242
WELLINGTON ST E - between Church & London Rd	May-06		110		111	221
WELLINGTON ST E - between Main & Fergus	May-05		580		475	1055
KING ST W - between Elgin & Main	May-05		276		268	544
ALBERT ST - between Ronnies & Oakview Cres	May-06		612		625	1237
ALBERT ST - between Ruby's Cres & London Rd	May-06		401		344	745
CORK ST - between Princess & Waterloo	May-05	375		389		764
CORK ST - between Martin & Princess	May-05	153		128		281
DUBLIN ST - between Waterloo & Queen St	May-05	507		592		1099
WATERLOO ST - between Dublin & Arthur	May-05		98		116	214
PARKSIDE ST - between Main-Waterloo & Queen	May-05	392		375		767
SIDEROAD 3W - between WR6 & Sally St	May-05		191		249	440
CONCESSION 6N - between SdRd 2E & SdRd 3E	May-11	345		344		689
CONCESSION 4N - north of SdRd 2E	May-11	79		73		152
CONCESSION 4N - between Gravel Pit & SdRd 3W	May-25	95		75		170
SIDEROAD 5W - east of Concession 11	May-05		160		167	327
SIDEROAD 5W - between McDonald & Hwy 6	May-05		537		457	994
SIDEROAD 7W - 30m west of Hwy 6	May-05		316		320	636
LINE 6 - between WR 14 & SdRd 3	May-06		146		132	278
LINE 4 - between WR 14 & SdRd 3	May-06		121		117	238
LINE 2 - between WR 16 & SdRd 15	May-05		280		292	572
THIRD LINE - south of WR 109	May-05	127		110		237

**2021 Traffic Count
Main Street North between Sligo Road and Beer Store Entrance**

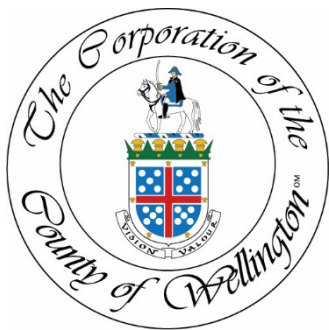
DATE	DAY	NORTH	EAST	SOUTH	WEST	TOTAL
05-May-21	WED	4,617		5,457		10,074
06-May-21	THU	5,139		5,722		10,861
07-May-21	FRI	5,601		6,088		11,689
08-May-21	SAT	4,679		5,060		9,739
09-May-21	SUN	3,172		4,013		7,185
10-May-21	MON	4,469		4,994		9,463
11-May-21	TUE	4,706		5,074		9,780

**2021 Traffic Count
Mount Forest Drive between Main St N and Canadian Tire Driveway**

DATE	DAY	NORTH	EAST	SOUTH	WEST	TOTAL
05-May-21	WED		658		1,130	1,788
06-May-21	THU		681		1,266	1,947
07-May-21	FRI		773		1,351	2,124
08-May-21	SAT		781		1,341	2,122
09-May-21	SUN		535		959	1,494
10-May-21	MON		763		1,140	1,903
11-May-21	TUE		725		1,150	1,875

**2021 Traffic Count
Industrial Drive, west of Main Street North**

DATE	DAY	NORTH	EAST	SOUTH	WEST	TOTAL
05-May-21	WED		679		627	1,306
06-May-21	THU		736		615	1,351
07-May-21	FRI		636		560	1,196
08-May-21	SAT		215		131	346
09-May-21	SUN		64		73	137
10-May-21	MON		634		549	1,183
11-May-21	TUE		661		592	1,253



County of Wellington

Wellington Road 109 Bridges Municipal Class Environmental Assessment

From Highway 6 to Sideroad 7, Township of North Wellington

NOTICE OF PUBLIC INFORMATION CENTRE 2 - ONLINE

The County of Wellington is undertaking a Municipal Class Environmental Assessment (Class EA) study to consider potential solutions to address the poor condition of four structures that cross the Conestogo River on Wellington Road 109, just east of Arthur.

The County is considering all options to address these conditions including rehabilitation, replacement, and the feasibility of a localized permanent realignment of Wellington Road 109 that would reduce the number of bridge crossings. WSP has been retained by the County of Wellington to complete the Municipal Class EA study to address these items.

A Public Information Centre (PIC) package is being made available online to confirm the preferred solution to replace the four structures, evaluate design and construction options including traffic management, and seek input on these topics. This is the second and final PIC planned for the study.

The package can be found at www.wellington.ca/109EA starting on May 27, 2021.

Your feedback is important. The PIC package includes information about how you can share your comments and questions with the Project Team.

If you have any questions or concerns at any time during the study, or wish to be placed on the study mailing list to receive study notices directly, please contact either of the Project Team members below:

Joe de Koning, P.Eng.
Manager of Roads
 County of Wellington
 74 Woolwich Street
 Guelph ON N1H 3T9
 519.837.2601 x 2270
joedk@wellington.ca

William Van Ruyven, P.Eng.
Consultant Project Engineer
 WSP
 610 Chartwell Road, Suite 300
 Oakville ON L6J 4A5
 905.823.8500
william.vanruyven@wsp.com

Questions and comments will be received by the Project Team at any time throughout this Class EA study however, **we ask that specific feedback related to this PIC package be submitted by June 24, 2021.**

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act and will become part of the public record.



Alternate Formats Available Upon Request

This notice first issued on **May 20, 2021.**



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, May 13, 2021
Subject: County Official Plan Review – Alternative Intensification Target



PLANWELL

1.0 Purpose

To initiate a request with the Ministry of Municipal Affairs and Housing for an alternative residential intensification target for Wellington County as part of the municipal comprehensive review (MCR).

2.0 Background

As part of the MCR component of the Official Plan Review, the County is required to set targets for various areas/uses in accordance with Provincial policy. This report addresses the residential intensification target which applies to parts of Wellington’s urban centres where development has taken place (built-up areas). The Growth Plan for the Greater Golden Horseshoe (Growth Plan) places a priority on intensification to make efficient use of land and infrastructure, and to support transit viability.

The current County Official Plan has an intensification target that requires at least 20% of all new residential units to be within built-up areas of Wellington’s urban centres annually over the 2022 to 2051 period. According to the Growth Plan (2020 consolidation), Wellington County is to maintain or improve upon this target, but may request a lower target. Such a request must be made by County Council to the Minister of Municipal Affairs and Housing and demonstrate:

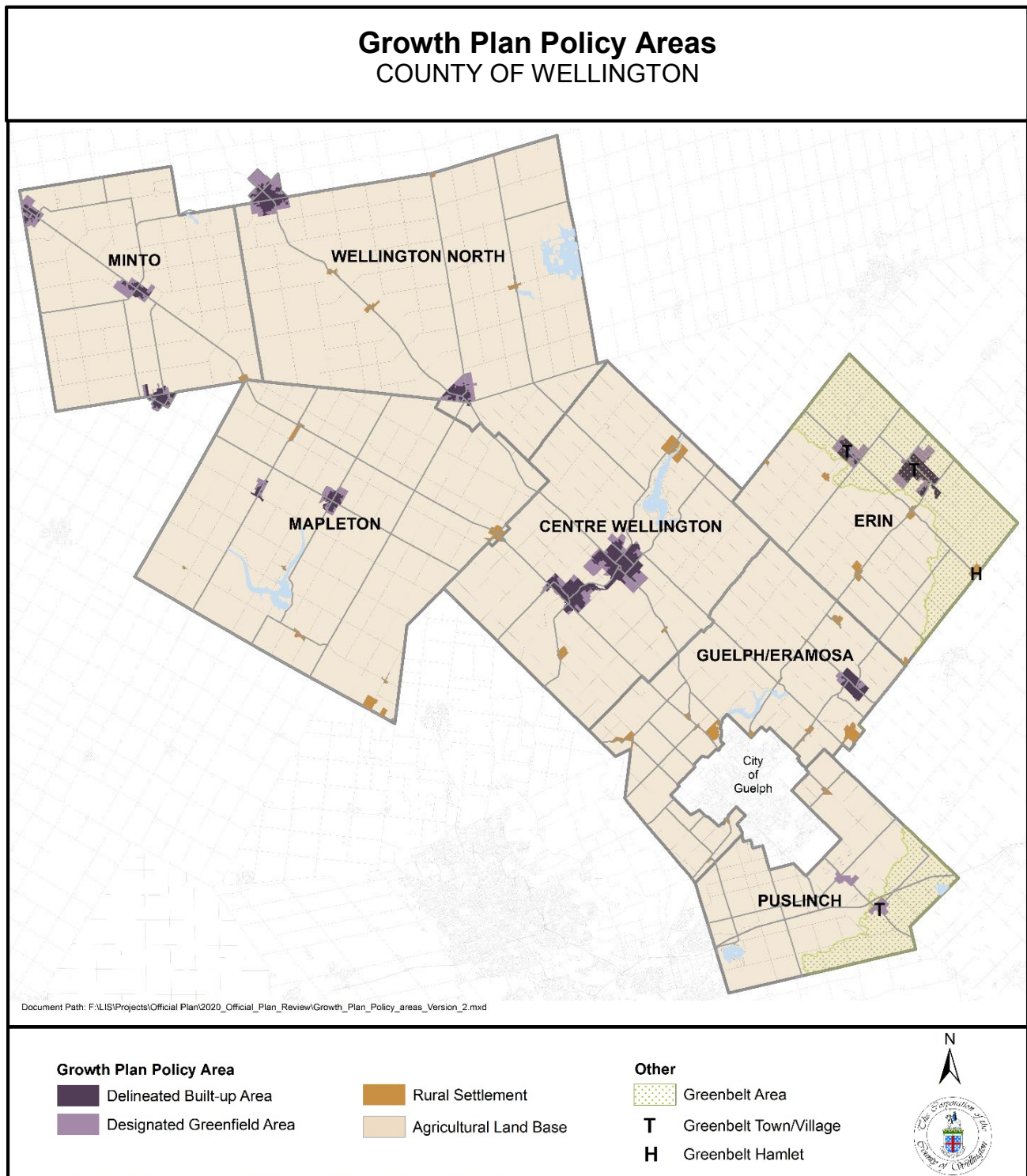
- that the target cannot be achieved; and
- that the alternative target will be appropriate given the size, location and capacity of the delineated built-up area.

There are 12 urban centres in Wellington County with built-up areas:

Centre Wellington	Fergus, Elora/Salem	Mapleton	Drayton, Moorefield
Erin	Erin Village, Hillsburgh	Minto	Clifford, Harriston, Palmerston
Guelph/Eramosa	Rockwood	Wellington North	Arthur, Mount Forest

Puslinch has two designated urban centres in the Official Plan (Aberfoyle and Morriston) but they do not have a delineated built-up area and are therefore not included in this analysis. Figures 1 and 2 identify built-up areas for intensification and other Growth Plan policy areas in Wellington. Detailed mapping by municipality is appended to this report.

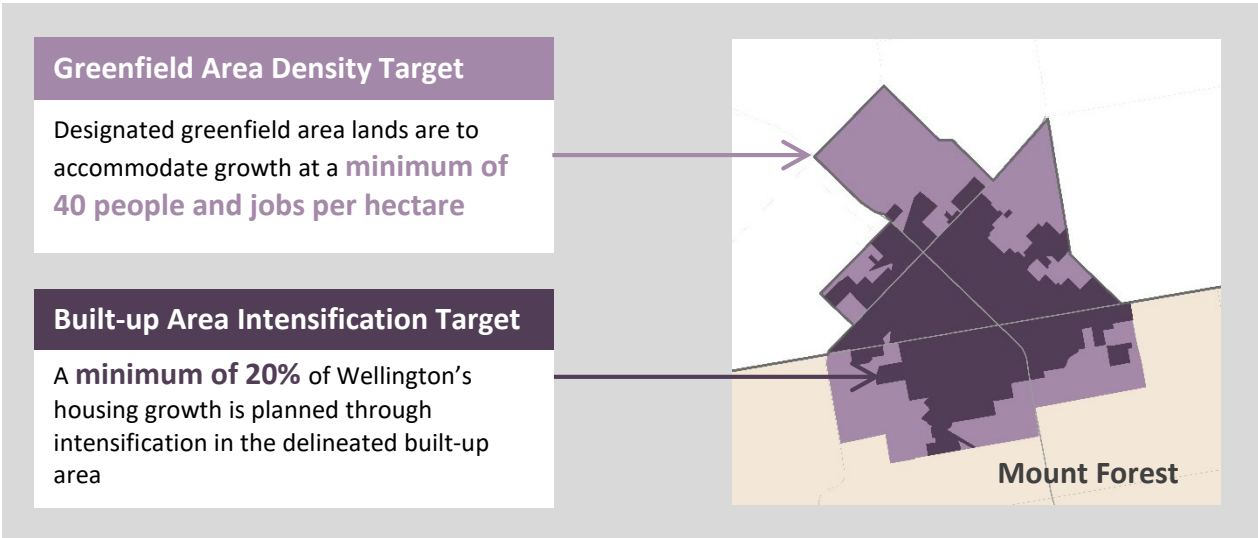
Figure 1 Growth Plan Policy Areas in Wellington*



*NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.

Source: Growth Plan (2020 consolidation), Greenbelt Plan (2017), County Official Plan (January 8, 2021 consolidation)

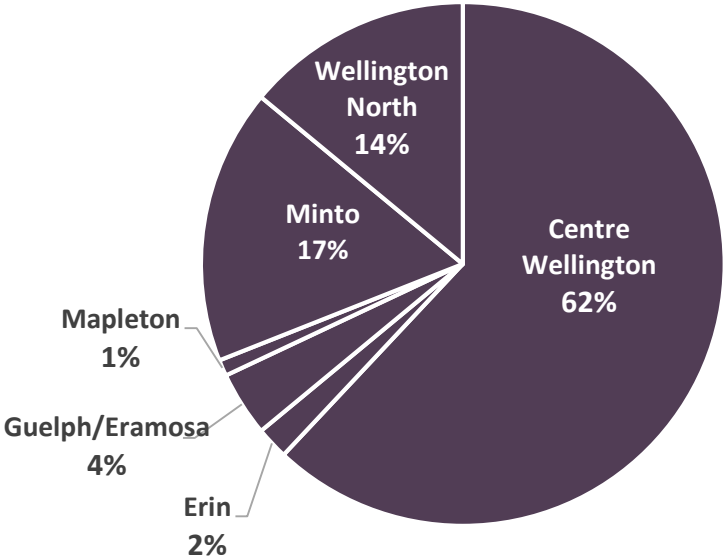
Figure 2 Detail – Provincial Targets by Growth Plan Policy Areas, County of Wellington



Source: Growth Plan (2020 consolidation), County Official Plan (January 28, 2021 consolidation)

The County’s consultants, Watson & Associates Economists (Watson), have assessed the historical rate of intensification in Wellington from 2016 to 2019. The County has generally achieved the minimum 20% intensification target during this period, but as shown in Figure 3, at differing rates across each municipality. As previously noted, the Township of Puslinch is not included as they have no urban centres with built boundaries.

Figure 3 Share of Housing Development within the Built-up Area
County of Wellington 2016 - 2019



Source: Watson & Associates, 2021

The communities in Wellington are diverse and are not equally able to accommodate intensification at the same rate. Watson has prepared a draft housing forecast to 2051 within the built-up areas to analyze the intensification target across Member Municipalities.

Watson's findings show that the intensification rate is expected to be below 20% over the forecast period for Erin, Mapleton and Minto for the following reasons:

Erin: due to the extent of greenfield area development outside the built-up area and minimal opportunities for intensification

Mapleton: due to smaller size and location of urban centres, and somewhat limited opportunities for intensification

Minto: due to location of urban centres and somewhat limited opportunities for intensification

As the intensification rate is an average, other municipalities would need to exceed 20% to make up the difference. In addition, the boundary of the built-up area was set as of 2006 and there are diminishing opportunities for development across all urban centres. In absolute terms, however, the total intensification in units per year (as opposed to percentage of units) would in fact be an increase relative to the current target. This is due to the higher rate of population growth in Wellington forecast by the Province to 2051 in Schedule 3 of the Growth Plan which is considered a minimum.

Centre Wellington would be impacted most by retaining the current 20% target as it has the highest rate of forecast population and housing growth. Historically, Centre Wellington was allocated the most growth and has delivered the highest rate of intensification. Staff also recognize that Fergus and Elora/Salem have the highest concentrations of designated built heritage resources in Wellington County and the Township has recently devoted considerable resources to study its cultural heritage landscapes. While it is possible to conserve cultural heritage resources and achieve the intensification target through well-designed development, Centre Wellington would need to significantly increase its rate of intensification for the County to continue to achieve the 20% annual housing minimum within the built-up area.

On the basis of the background analysis and the context in Wellington County, the project team recommends an alternative intensification target of 15% across Wellington. The County's project team believes the reduction is supportable and appropriate for the County's context.

Conclusion

County Council may make a request for an alternative target to the Minister of Municipal Affairs and Housing as part of the MCR. Planning staff has been meeting with Ministry of Municipal Affairs and Housing and other Ministry representatives during the MCR process. Our background work has identified a need to request an alternative intensification target of 15%. This request is necessary at this time as it is a key input into the land needs assessment.

Recommendations

That the report “County Official Plan Review – Alternative Density Target” be received for information and forwarded to member municipalities in Wellington County.

That a request be made to the Minister of Municipal Affairs and Housing to approve an alternative intensification target of 15% for Wellington County.

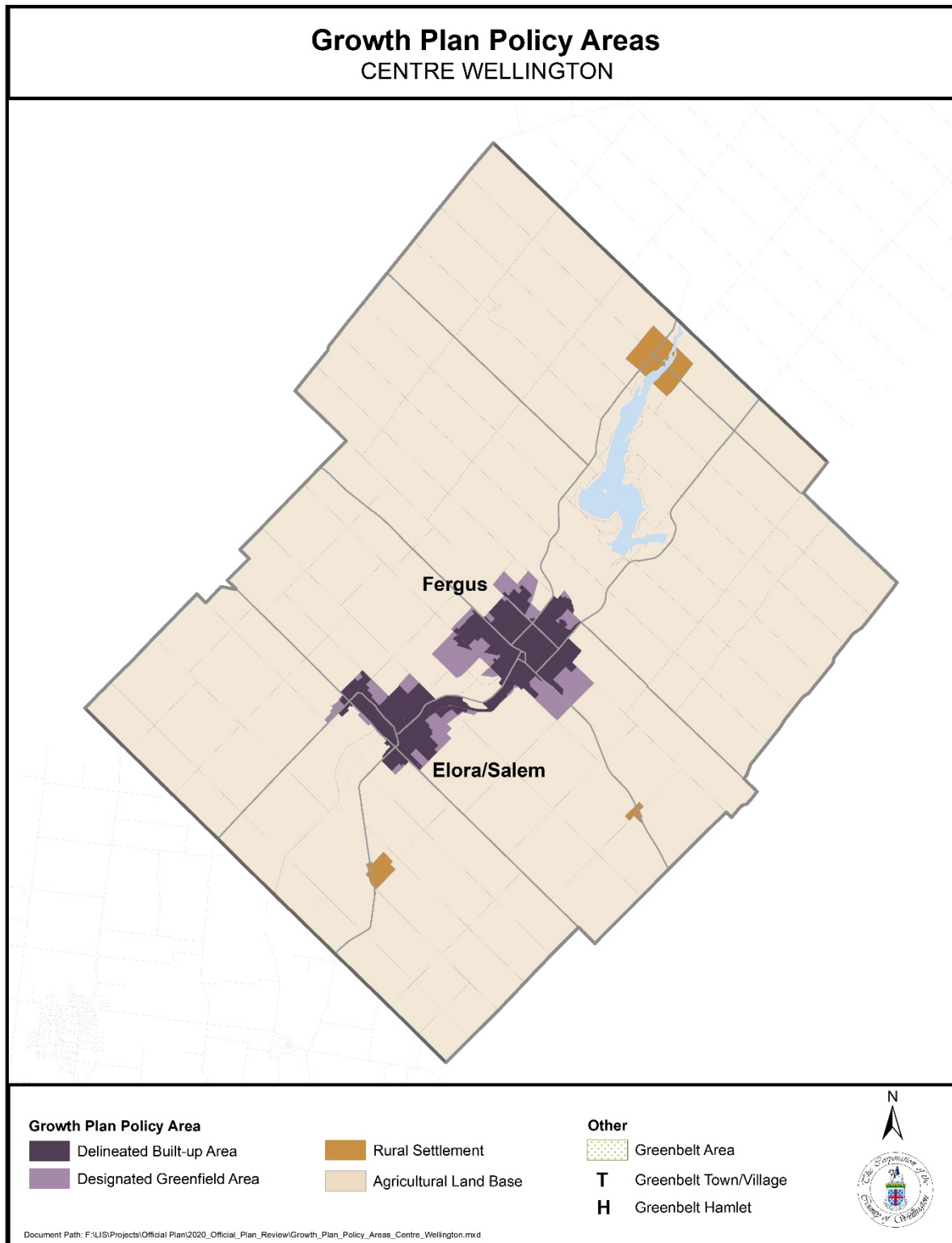
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', with a long horizontal flourish extending to the right.

Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

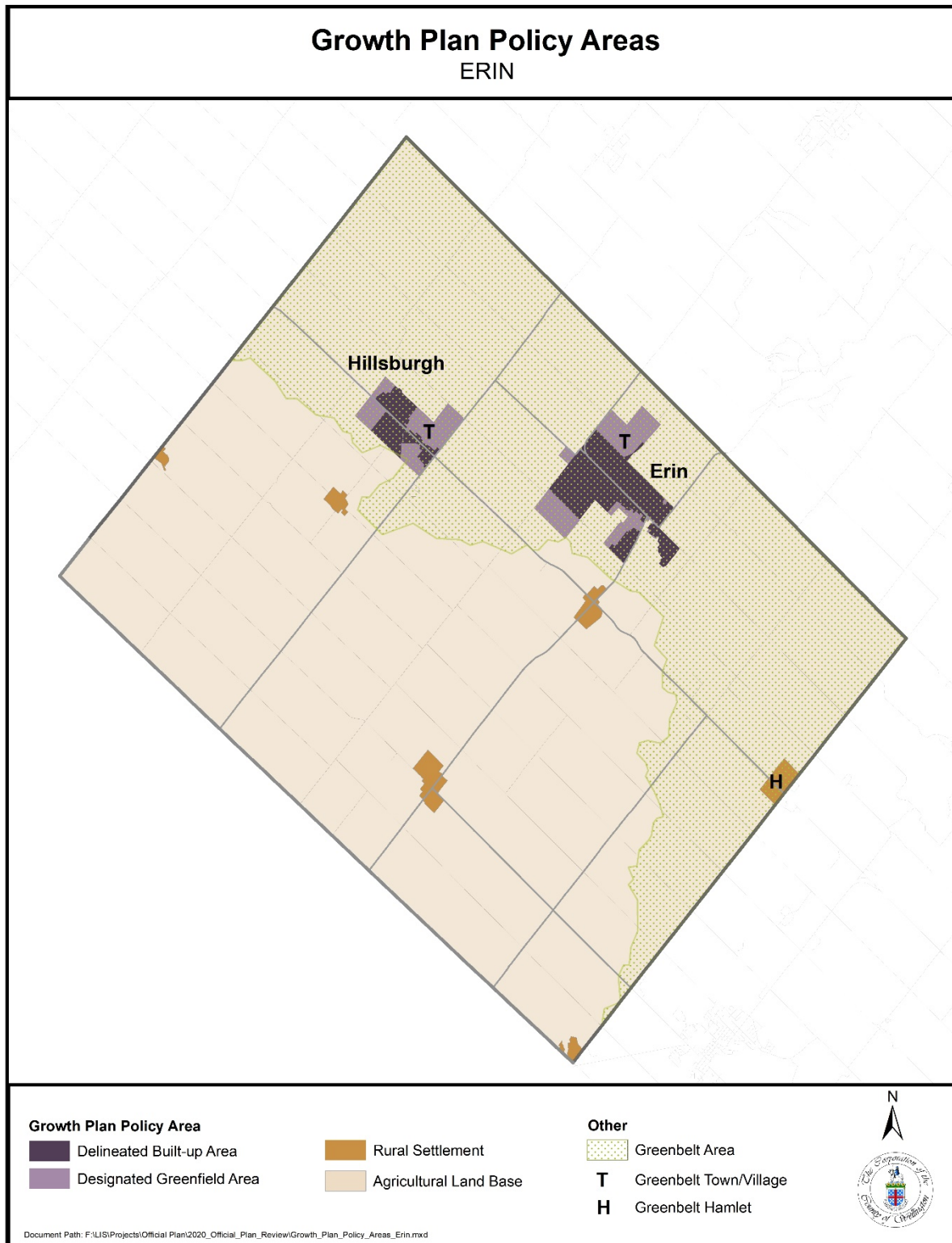
Appendix A1 to A7 Growth Plan Policy Areas by Municipality

Appendix A1



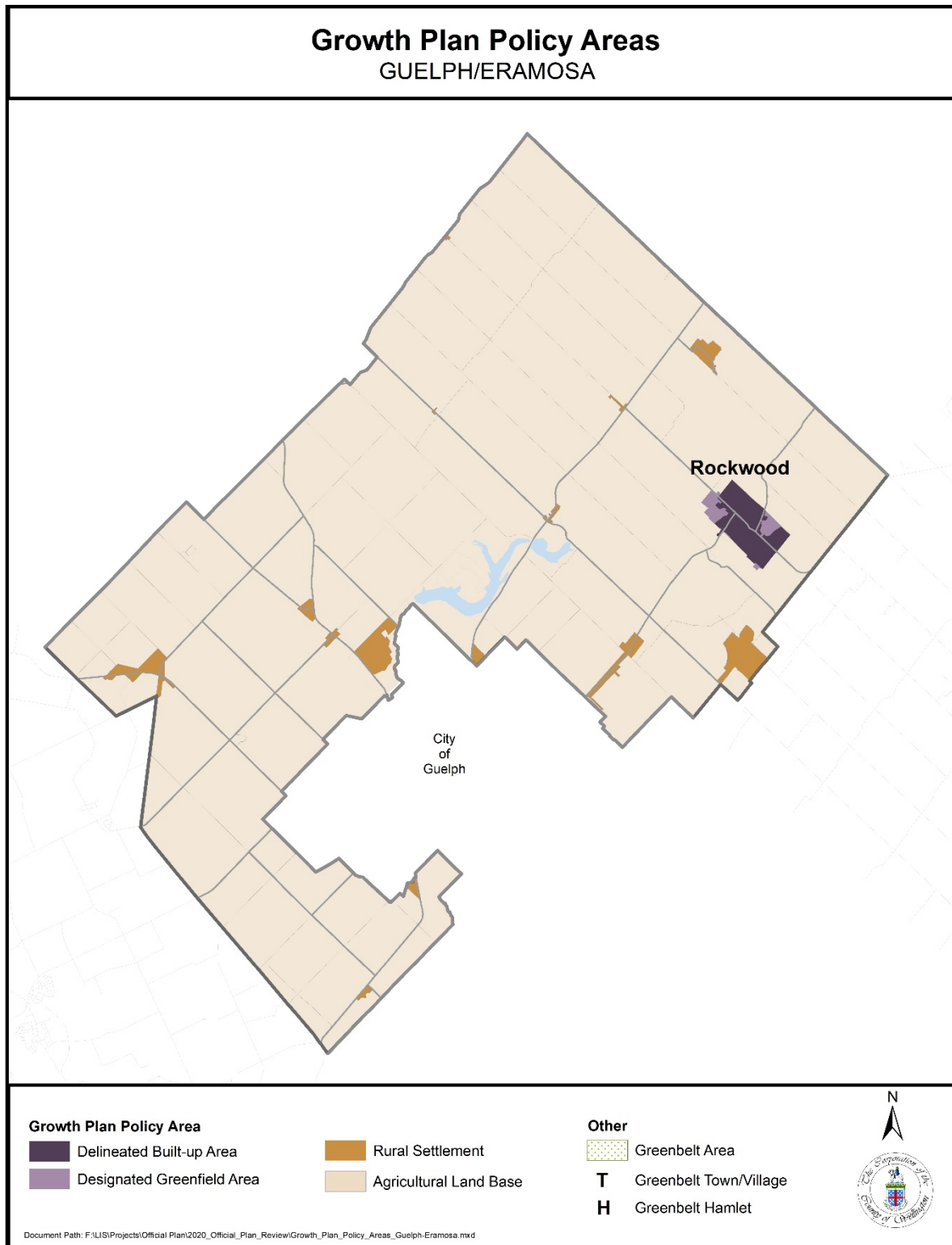
NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.

Appendix A2



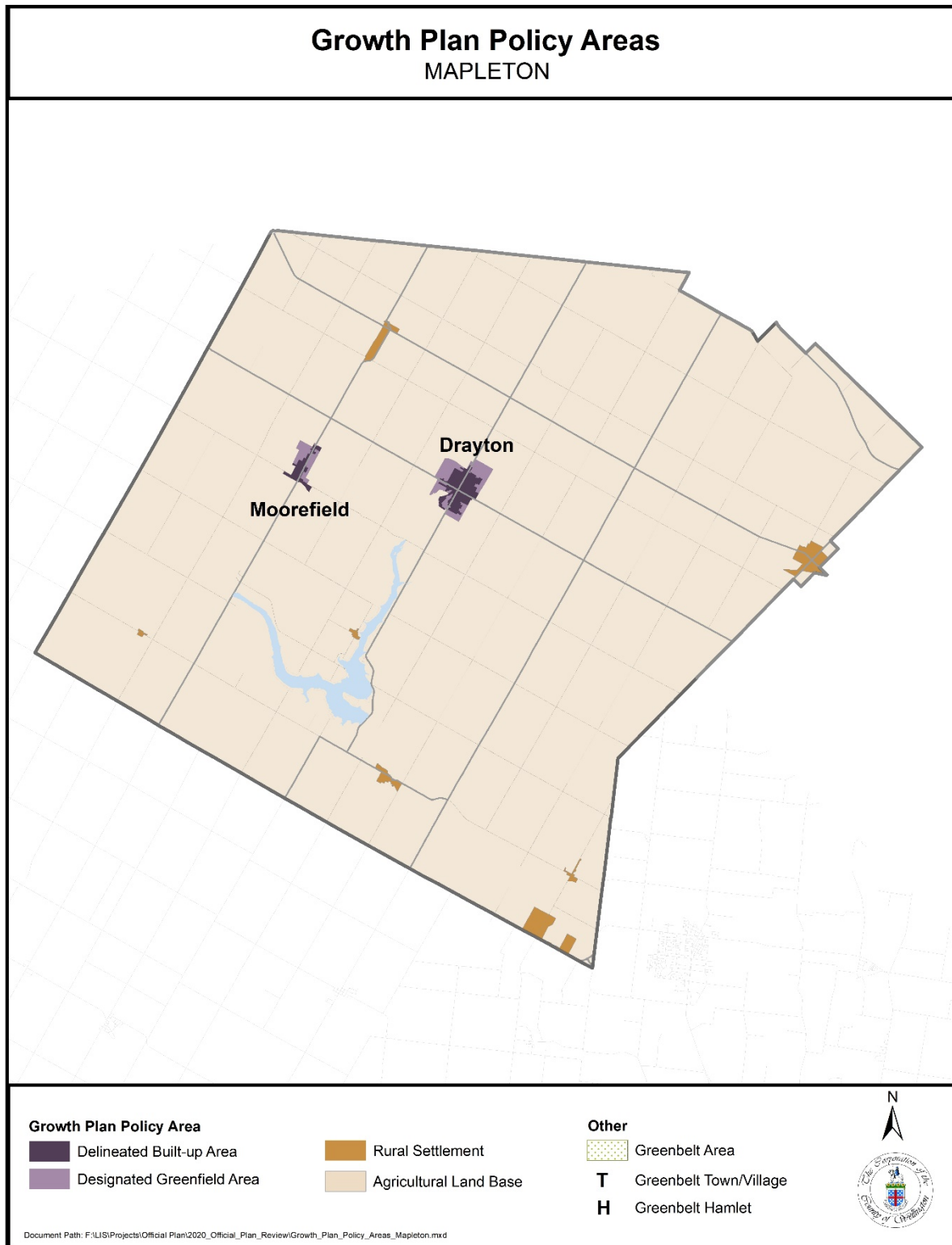
NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.

Appendix A3



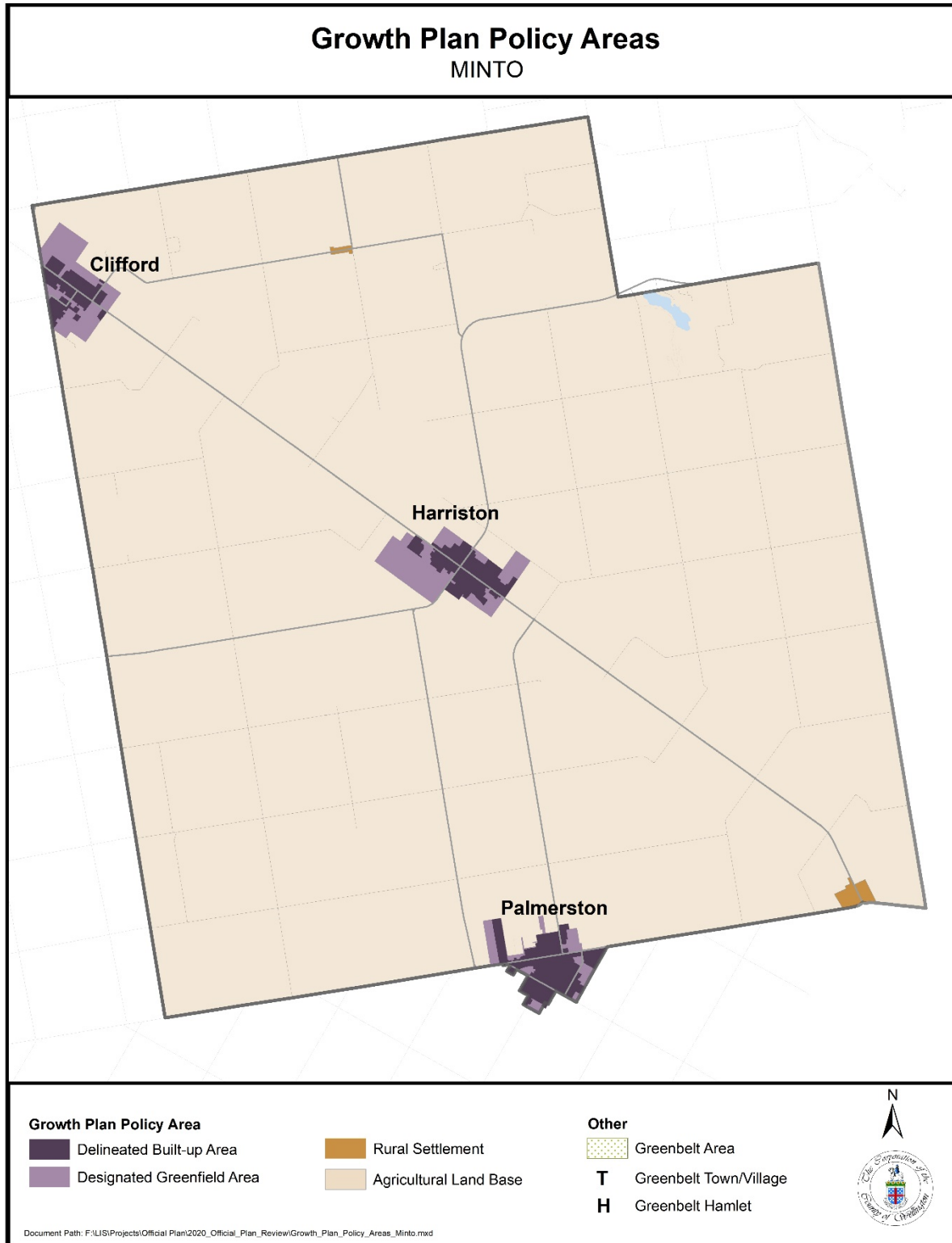
NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.

Appendix A4



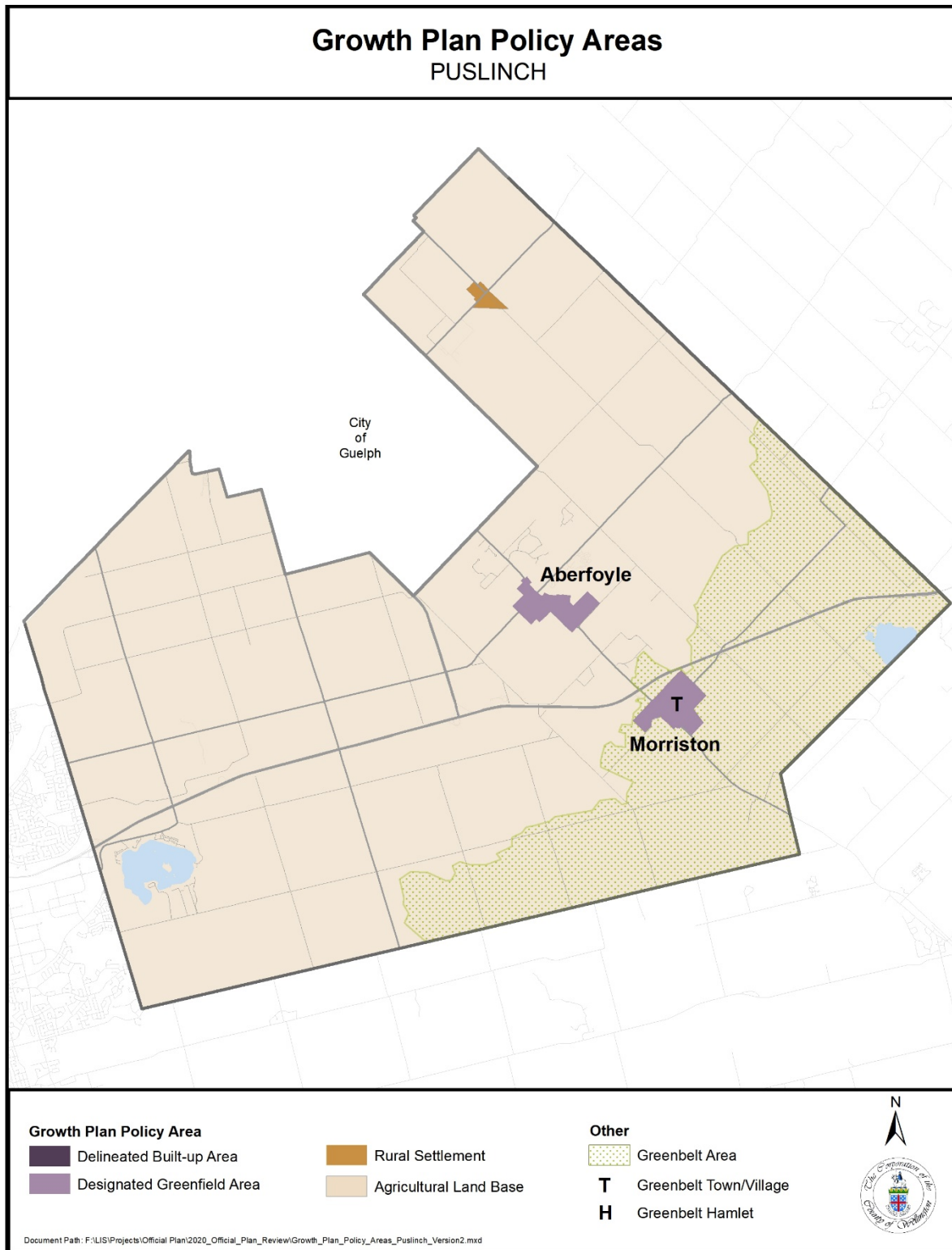
NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.

Appendix A5



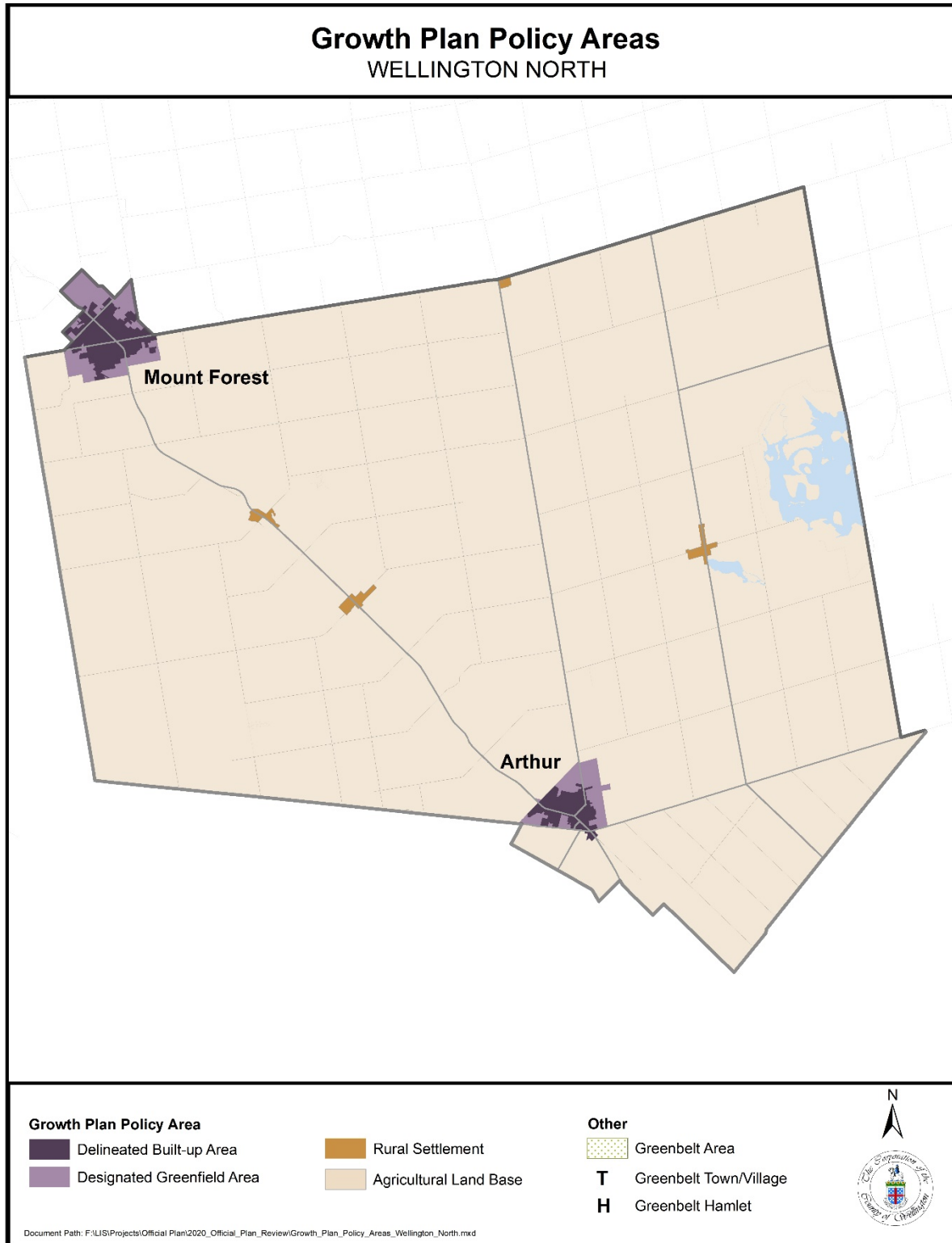
NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.

Appendix A6



NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.

Appendix A7



NOTE: Rural Settlements are based on Hamlets identified in January 8, 2021 version of County Official Plan. Community structure, natural heritage system and agricultural system will be reviewed during MCR.



CORPORATION OF THE
TOWNSHIP OF HUDSON
903303 HANBURY RD.
NEW LISKEARD, ON P0J1P0
(t) 705-647-5439 (f) 705-647-6373
www.hudson.ca admin@hudson.ca

144

March 31st, 2021

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Attention: Premier Ford

RE: Support for Fire Departments

At the Township of Hudson's Regular Meeting of Council held on Wednesday March 3rd, 2021, the following resolution 2021-049 was put forward and passed:

WHEREAS the role of Ontario's 441 fire departments and their approximate 30,000 full, part-time, and volunteer firefighters is to protect Ontarians and their property; and

WHEREAS according to the Ontario Fire Marshal and Emergency Management's latest data, in Ontario there was over 11,000 number of loss fires, 9,500 no loss fires, 784 injuries, 91 fatalities, and over \$820 million dollars of estimated loss in 2018; and

WHEREAS fire emergencies only make up a portion of the total calls for help received by fire and emergency service departments as they respond to nearly every public emergency, disaster, or 9-1-1 call; and

WHEREAS Ontario's fire department infrastructure deficit continues to grow annually and is almost entirely borne by the municipality and local taxpayers with the majority having populations under 25,000; and

WHEREAS due to antiquated structures and equipment that do not meet current industry standards the safety of the Ontario public and Ontario firefighters is being jeopardized;

NOW THEREFORE the Council of the Corporation of the Township of Hudson resolves as follows:

1. **THAT** the Federal and Provincial Government includes apparatuses, training, equipment and structures for fire departments as eligible categories to any further infrastructure programs which will not only provide immediate stimulus to the local, provincial and federal economies given current economic uncertainty but also ensure the safety of Canadians and dedicated firefighters; and

2. **THAT** this resolution be forwarded to the Honourable Doug Ford Premier of Ontario, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Honourable Laurie Scott, Minister of Infrastructure, local MPP, local MP, the Ontario Fire Marshal, Jon Pegg, the Ontario Association of Fire Chiefs, and all Ontario Municipalities.

Please accept this for your consideration and any necessary action.

Sincerely,

A handwritten signature in black ink, appearing to read "Jordan Kemp". The signature is stylized with a large initial 'J' and a long, sweeping underline.

Jordan Kemp
Clerk-Treasurer
Township of Hudson

“VIA EMAIL”

April 21, 2021

The Corporation of the Township of Hudson
903303 Hanbury Road
New Liskeard, ON
P0J 1P0

Attention: Jordan Kemp – Clerk/Treasurer

Dear Ms. Kemp:

Re: Support for Fire Departments

This will acknowledge receipt of your letter and resolution dated March 31, 2021 pertaining to the above noted.

This will also serve to advise you that your correspondence was received by Council at its regular meeting held Tuesday, April 13th, 2021 and the following resolution was passed:

“Resolution No.: 103-2021

Moved by: Councillor Daniel Bélisle Seconded by :Councillor Shea Henderson

BE IT RESOVLED THAT the Council of the Corporation of the Town of Cochrane endorses and supports the resolution from the Township of Hudson that the Federal and Provincial Government includes apparatuses, training, equipment and structures for fire departments as eligible categories to any further infrastructure programs which will not only provide immediate stimulus to the local, provincial and federal economies given current economic uncertainty but also ensure the safety of Canadians and dedicated firefighters.

CARRIED”

Trusting that this action of Council will be of assistance, I remain

Yours truly,

THE CORPORATION OF THE TOWN OF COCHRANE



Alice Mercier
Clerk

/am



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

BY-LAW NUMBER 068-21

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL 2574574 ONTARIO LTD (WILSON)**

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:

PARTS 1-16, 61R-22007
PART OF PARK LOT 3, SOUTH SIDE OF BIRMINGHAM STREET, PLAN
OF THE TOWN OF MOUNT FOREST, TOWNSHIP OF WELLINGTON
NORTH, BEING PIN 71066-0126

and

PARTS 17-26, 61R-22007
PART OF PARK LOT 3, SOUTH SIDE OF BIRMINGHAM STREET, PLAN
OF THE TOWN OF MOUNT FOREST, TOWNSHIP OF WELLINGTON
NORTH, BEING PIN 71066-0127
- 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 14TH DAY OF JUNE 2021**

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 069-21

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL 2574574 ONTARIO LTD (WILSON)**

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:

PARTS 27-38, 61R-22007
PART OF PARK LOT 3, SOUTH SIDE OF WELLINGTON STREET,
PLAN OF THE TOWN OF MOUNT FOREST, TOWNSHIP OF
WELLINGTON NORTH, BEING PIN 71066-0414

and

PARTS 39-50, 61R-22007
PART OF PARK LOT 3, SOUTH SIDE OF WELLINGTON STREET,
PLAN OF THE TOWN OF MOUNT FOREST, TOWNSHIP OF
WELLINGTON NORTH, BEING PIN 71066-0413

- 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 14TH DAY OF JUNE 2021**

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 070-21

**BEING A BY-LAW TO APPOINT A DEPUTY CHIEF BUILDING
OFFICIAL/BY-LAW ENFORCEMENT OFFICER/PROPERTY
STANDARDS OFFICER/PEACE OFFICER FOR THE
CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AND TO REPEAL BY-LAW 056-16**

WHEREAS pursuant to Section 3 of the Building Code Act, 1992, S.O.1992, Chapter 23; as amended, the Council of a municipality may appoint inspectors for the purposes of enforcing the act;

AND WHEREAS it is deemed expedient to appoint a Deputy Chief Building Official/By-law Enforcement Officer/Property Standards Officer/Peace Officer.

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

1. **THAT BRIAN CORLEY** is hereby appointed as Deputy Chief Building Official/By-law Enforcement Officer/Property Standards Officer/Peace Officer for the Township of Wellington North, the position to be known as Deputy Chief Building Official/By-law Enforcement Officer/Property Standards Officer/Peace Officer.
2. **AND FURTHER THAT** the said Brian Corley shall hold office during the pleasure of the Council and shall exercise all the authority, powers and rights and shall perform all the duties and obligations which by Statute or By-laws are or may be conferred or imposed upon the Deputy Chief Building Official/By-law Enforcement Officer/Property Standards Officer/Peace Officer and other duties that may be imposed by Council.
3. **AND FURTHER THAT** By-law 056-16 being a By-law to appoint a Building Inspector/By-law Enforcement Officer/Property Standards Officer/Peace Officer for the Township of Wellington North be repealed.

4. **FORCE AND EFFECT** This By-law shall take effect and become in full force and effect upon its passing.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF JUNE, 2021.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 071-21

**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 JUNE
14, 2021**

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 June 14, 2021 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 14TH DAY OF JUNE, 2021.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK