

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – AUGUST 9, 2021 AT 2:00 P.M.  
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=dgOOObk1AN8>**

**Members Present:**

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

**Member Absent:**

<b>Councillor:</b>	<b>Dan Yake</b>
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**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Manager of Recreation Services:</b>	<b>Tom Bowden</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>
<b>Director of Fire Services/Fire Chief:</b>	<b>Chris Harrow</b>
<b>Manager of Development Planning:</b>	<b>Curtis Marshall</b>
<b>Planner:</b>	<b>Matthieu Daoust</b>
<b>Senior Planner:</b>	<b>Jessica Rahim</b>

**CALLING TO ORDER**

Mayor Lennox called the meeting to order

**ADOPTION OF THE AGENDA**

RESOLUTION: 2021-242

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Agenda for the August 9, 2021 Regular Meeting of Council be accepted and passed.*

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**PRESENTATIONS**

1. Michael Meunier, Project Lead

- “New Horizons” Project for Technology Training & Support for Seniors

Karren Wallace introduced Mr. Meunier. Michael lives in Elora with his wife of thirty years and they have recently adopted a 3.5 year old German Shepherd. He retired in June 2020 after 25 years of teaching, the last nineteen years at Waverly Drive Public School in Guelph. Michael has a Masters degree from the University of Calgary in Curriculum, Teaching and Learning. He particularly enjoys being part of teams that start up new programs, which makes Michael a perfect fit for the Seniors Helping Seniors project.

Michael explained that the project target audience is seniors living in North Wellington who are interested in becoming more “Gadget Smart” when using hand-held technology such as tablets and smartphones. iPads will be used for this program.

There will be a series of peer led workshops, led by Michael, between 11:00 a.m. and 12:00 p.m. Workshops will be held in Drayton on Mondays, Mount Forest on Tuesdays, Palmerston on Thursdays and Arthur on Fridays for groups of up to 10 seniors. Novices are welcome and participants may attend any or all sessions.

Seniors will learn about safe online practices, the realities of online fraud and financial abuse, how to identify phishing and email scams, how to connect with peers and family through email and social media apps and how to access information and government services online.

Workshops are offered at no cost to participants and individual iPads will be provided for use during a workshop. The project is being marketed and promoted by emailing a project description to senior residences, churches and libraries; posting on the Township website; distributing flyers at Sidewalk Saturdays; a radio interview with 88.7 The River; and print ads in the North Wellington Community News. A Google classroom is under construction as supplementary program delivery.

2. Morgan McCannell, Summer Student

- Cultural Moment “Surveying the Historic Arthur Township & Village of Arthur”

Dale Small introduced Morgan, who has been working with the Township in an admin support position at the office in Kenilworth. She graduated from the University of Waterloo and has a degree in social development and history and has worked at the Waterloo Region Museum. Her passion for historical research led her to the completion of the two presentations. She presented them at a recent Cultural Roundtable meeting.

Morgan presented information about historic surveys that shaped our Township, especially in regard to First Nations. Most of Wellington North resides on Treaty 45 ½. Treaties 3 and 18 created the boundaries for what was the Township of Arthur and continued to create boundaries in modern day North Wellington. The corner of Wellington Road 109 and Highway 6 in Arthur is a reference point used for many treaties and surveys of Southern Ontario.

3. Morgan McCannell, Summer Student

- Cultural Moment “History of Mount Forest”

Morgan presented the story of how Mount Forest became a Town, early residents, businesses, churches, schools, post office, Council, Mount Forest Cemetery, the railway, and interesting historical events.

**RECESS TO MOVE INTO PUBLIC MEETING**

RESOLUTION: 2021-243

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North recess the August 9, 2021 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act: 2:37*

- *Lavolit Limited c/o Egon von Westerholt & Von Westerholt Farms Limited*

CARRIED

## **RESUME REGULAR MEETING OF COUNCIL**

RESOLUTION: 2021-244

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North resume the August 9, 2021 Regular Meeting of Council at 2:44 p.m.*

CARRIED

## **PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING**

- a. By-law Number 077-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Lot 26, Concession 6 N with civic address of 8652 Concession 6 S, Lavolit Limited c/o Egon von Westerholt & Von Westerholt Farms Limited)

RESOLUTION: 2021-245

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT By-law Number 077-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted. (North Part Lot 26, Concession 6 with civic address of 8652 Concession 6 S, Lavolit Limited c/o Egon von Westerholt & Von Westerholt Farms Limited))*

CARRIED

## **ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING**

1. Regular Meeting of Council, July 26, 2021

RESOLUTION: 2021-246

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT the minutes of the Regular Meeting of Council held on July 26, 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**

1a, 1b, 2a, 2f, 2g, 3a

## **ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION**

RESOLUTION: 2021-247

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT all items listed under Items For Consideration on the August 9, 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 Planning Report, prepared by Jessica Rahim, Senior Planner, dated August 3, 2021, regarding Proposed Draft Plan of Subdivision – 23T-18007, Domville Street, Arthur.*

*THAT the Council of the Corporation of the Township of Wellington North support the revised draft plan of subdivision, with a revision date of April 16, 2021, for draft plan approval for application 23T-18007.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-019 being a report on Consent Application (Severance) B42-21 known as Part Lot 1, MacDonald's Survey in the town of Mount Forest.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B42-21 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 a Parkland dedication fee be paid (\$1,000.00/lot or part lot created, in 2021);*
- THAT servicing can be accommodated on the site to the satisfaction of the local municipality;*
- THAT safe driveway access can be provided to the severed parcel to the satisfaction of the local municipality;*
- THAT zoning compliance be achieved to the satisfaction of the local municipality, by placing a holding provision on the severed lands until such time as Council is satisfied that the following matters have been adequately addressed:*
  - Municipal water including sufficient reserve capacity is or will be made available to the lands;*
  - Municipal sewer including sufficient reserve capacity is or will be made available to the lands;*
  - Storm water management issues have been adequately addressed; and*
  - The owner has obtained draft plan approval and entered into a subdivision or condominium agreement with the Township; and*
- THAT the Owner connects the retained lands to municipal sanitary sewer servicing, including payment of all associated fees and charges, and that the existing septic system be decommissioned to the satisfaction of the Township's Chief Building Official.*

*AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-020 being a report on Consent Application (Lot Line Adjustment) B43-21 known as Part Lot 12, Concession 4 in the former Township of Arthur.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B43-21 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.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-021 being a report on Consent Application (Severance) B44-18 known as Part Lot 11, Concession 3 in the former Township of Arthur.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B44-21 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 owner provide an updated severance sketch that demonstrates that the existing single detached dwelling, detached garage and septic system meet the minimum setbacks specified in Zoning By-law 66-01 and the Ontario Building Code;*
- THAT the owner enter into an agreement apportioning any future maintenance costs on Arthur Drain 8 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*
- 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 FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.*

*THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated July 28, 2021.*

CARRIED

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

RESOLUTION: 2021-248

Moved: Councillor Hern

Seconded: Councillor McCabe

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

CARRIED

RESOLUTION: 2021-249

Moved: Councillor McCabe

Seconded: Councillor Burke

*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 July 22, 2021 and the Master Cultural Plan Update, Community Survey Results.*

CARRIED

RESOLUTION: 2021-250

Moved: Councillor Burke

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Matthieu Daoust, Planner, dated July 14, 2021, regarding CCR Holdings Wells St. Inc., Zoning By-law Amendment;*

*AND FURTHER THAT the Council of the Corporation of the Township of Wellington North refuse the application in light of the outstanding request for additional information and the failure of the application to address the concerns that were raised, as recommended by the Planner.*

CARRIED

RESOLUTION: 2021-251

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive Xplornet correspondence dated June 21, 2021, regarding proposed 45 metre self-support tower at 8316 Line 6, Township of Wellington North.*

CARRIED

RESOLUTION: 2021-252

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Xplornet correspondence dated July 12, 2021, regarding proposed 45 metre self-support tower at 7239 5<sup>th</sup> Line, Township of Wellington North.*

CARRIED

RESOLUTION: 2021-253

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021-023 Digital Main Street.*

CARRIED

## **NOTICE OF MOTION**

Mayor Lennox will bring a motion to the August 23, 2021 Regular Council directing staff to undertake a study in respect of land use planning policies relating to Cannabis Operations within the municipality with respect to noise, odour, water usage, security, traffic, etc.

## **COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor Burke (Ward 2):

- Mount Forest Aquatics Fundraising will have pool swag ready for sale at the Sidewalk Saturday event this weekend

Councillor Hern (Ward 3):

- Chamber of Commerce meetings schedule for this week
- BMX Committee will be coming to the Recreation, Parks and Leisure Committee meeting

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure Committee meeting scheduled for Tuesday, August 10, 2021 at 4:00 p.m.

Mayor Lennox:

- Mount Forest Thrift Shop Grand Opening will be held on Thursday at 10:00 am

#### **BY-LAWS**

- a. By-law Number 078-21 being a by-law to provide for the Non Application of the Line Fences Act in the Township of Wellington North
- b. By-law Number 079-21 being a by-law to set remuneration for members of Council and to repeal By-law 081-16

RESOLUTION: 2021-254

Moved: Councillor Hern

Seconded: Councillor Burke

THAT By-law Number 078-21 and 079-21 be read a First, Second and Third time and enacted.

CARRIED

#### **CONFIRMING BY-LAW**

RESOLUTION: 2021-255

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT By-law Number 080-21 being a By-law to Confirm the Proceedings of the Council August 9, 2021 be read a First, Second and Third time and enacted.*

CARRIED

#### **ADJOURNMENT**

RESOLUTION: 2021-256

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT the Regular Council meeting of August 9, 2021 be adjourned at 3:23 p.m.*

CARRIED

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**CLERK**

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**MAYOR**