

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – JANUARY 10, 2022 at 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=CrzsOngho0U>

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
Director of Operations:	Matthew Aston
Manager of Environment and Development Services:	Corey Schmidt
Manager of Transportation Services:	Dale Clark
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Deputy Chief Building Official:	Brian Corley
Development Clerk:	Tammy Pringle
Economic Development Officer:	Dale Small
Human Resources Manager:	Chanda Riggi
Director of Fire Services:	Chris Harrow
Senior Planner:	Jessica Rahim
Senior Planner:	Mathieu Daoust

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2022-001

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the January 10, 2022 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

PRESENTATIONS

1. Saugeen Valley Conservation Authority
Jennifer Stephens, General Manager/Secretary-Treasurer
 - 2022 Draft Budget

Ms. Stephens reviewed the history of conservation authorities in Ontario, flood forecasting and warning systems, environmental planning and regulations, water quality, water management, stewardship activities, conservation education, forestry, non-revenue parks and property management, and 2022 Draft Budget - operations (general

levy). Wellington North's 2022 levy will be \$73,997, an increase of \$4172 over the 2021 levy.

The Conservation Authority Act Regulations – Phase 1 and was reviewed and includes:

- i) Mandatory Programs and Services Regulation (O.Reg. 686/21),
- ii) Transition Plan and Agreements Regulation (O.Reg. 687/21)
- iii) Rules of Conduct in Conservation Areas Regulation (O.Reg. 688/21)

2. Safe Communities Wellington County
Christine Veit, Programme Coordinator

- Safety and Well-Being Plan

Ms. Veit provided background information on Safe Communities Wellington County, the Executive members, and reviewed the Safety and Well-Being Plan. The Ministry of the Solicitor General mandated all municipalities to create a Community Safety and Well-Being Plan. Wellington County, through Safe Communities, was able to create and complete a plan for the County that encompasses all municipalities. All Wellington County municipalities agreed to support Safe Communities. The plan was submitted prior to the July 21, 2021 deadline. The framework is intended to be holistic and requires planning at all levels. It is a collaborative process to ensure services work together. The plan is to be considered as a guideline and a place to start to make Wellington North a safer place. Every municipality must have a safe community group or have a constant representative on the leadership table. Each municipality is required to provide an annual update to the leadership table. Social development and prevention are the areas we want to focus on. Other areas are risk intervention and emergency response. Action groups are following the preliminary issues for attention. Currently they are following on and off-road vehicle safety, instances of falls in the older population, providing easier access to mental health support, decreasing the escalating numbers of intentional self-harm, and decreasing the amount of accidental poisonings. This year they would like to add improving the safety of vulnerable road users, increase safety protocols within organized sport organizations, and efforts to reduce agriculture related injuries.

3. Andrew Coburn, Coburn Insurance Brokers Ltd.

- Township of Wellington North 2022/2023 Insurance & Risk Management

Mr. Coburn presented a general overview of the insurance landscape. The hardening trends which the industry started to experience in 2019 have continued. The market is difficult with little room for negotiation and there is a reduced capacity and increased rates as a whole. Primary coverages affected are property and general liability and cyber insurance. In regard to the Township's coverage there has been not change. Marsh McLellan's policy is \$269,000, a 16% increase year over year, which is favourable in the marketplace. This is a sign of the marketplace with few insurers wanting in this space and with many pulling out. The Township of Wellington North provided instruction to seek terms from another provider for the 2022/2023 term. A proposal from Intact Public Entities, formerly Frank Cowan Group, is \$264,000, which is a 2% difference. It was suggested to accept the proposal from Intact Public Entities

and to consider value added services such as risk management and social media seminars.

RESOLUTION: 2022-002

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North accept the proposed insurance coverage for the Township of Wellington North for the year beginning January 1, 2022.

CARRIED

4.

4. Adam McNabb, Director of Finance

- 2022 Budget / Public Presentation

The 2022 budget overview included:

- 2022 tax levy increase (operating only)
- Operating budget summary analysis by segment
- Reserves and Reserve Fund impact on operating budget (net transfers)
- 2022 fully loaded budget
- Distribution of tax dollars collected by the Township
- Municipal taxes on typical property types (estimates)
- Tax rate trend
- Draft Capital Program – 2022
- Infrastructure Gap
- 2022 budget overview – revenues
- 2022 budget overview – expenses and transfers

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2022-003

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North recess the January 10, 2022 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- Avila Investments Ltd., Zoning By-law Amendment
- Housekeeping, Zoning By-law Amendment
- Mary and Paul Bolen, Zoning By-law Amendment

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2022-004

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North resume the January 10, 2022 Regular Meeting of Council at 4:49 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 008-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Lot 14, Concession 2 with civic address of 9131 Concession 2, Mary and Paul Bolen)

RESOLUTION: 2022-005

Moved: Councillor Burke

Seconded: Councillor Yake

THAT By-law Number 008-22 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, as amended by removing the reference to two existing sheds. (Part Lot 14, Concession 2 with civic address of 9131 Concession 2, Mary and Paul Bolen)

CARRIED

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, December 13, 2021
2. Public Meeting, December 13, 2021

RESOLUTION: 2022-006

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on December 13, 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

3a, 3b, 5a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2022-007

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items for Consideration on the January 10, 2022 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 Saugeen Valley Conservation November 18, 2021 Authority Meeting.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Association meeting held on December 14th, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive Grand River Conservation Authority Summary of the General Membership Meeting held on December 17, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Planner, County of Wellington, dated December 7, 2021, regarding Pinestone Homes (Eastridge Phase III & IV), Lots 1, 2, 15, 16, 17, 18, 19, 27, 28, 29, Blocks 30 & 31, Registered Plan 61M-241, Part Lot Control Exemption Application.

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Planner, County of Wellington, dated December 22, 2021, regarding 5033745 Ontario Inc., PT PARK LOT 1 S/S DURHAM ST; E/S MAIN ST RP 60R2577 PART;2PT. PLAN 61R-22137, Part Lot Control Exemption Application.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-001 being a report on Consent Application (Severance) B111-21 known as Part Park Lot 4, South side of Durham St., East side of Main St., Plan Towns of Mount Forest;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B111-21 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 applicant enters into a development agreement with the Township to address the development of the property including but not limited to drainage, grading, servicing, road improvements and shared infrastructure with the adjacent lands (draft plan of subdivision (23T-18004) to the satisfaction of the Township;
- THAT the applicant provide a traffic impact assessment of the proposed development to the satisfaction of the Township;
- THAT driveway access can be provided to the severed lands to the satisfaction of the Township; and
- THAT servicing can be provided to the severed lands to the satisfaction of the Township;

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 EDO 2022-003 Community Improvement Program;

AND FURTHER THAT Council approve the following Community Improvement Grants:

- \$1,535 to HairForce One Barber Shop at 129 Wellington Str. East, Mount Forest
- \$2,500 to Precious Paws at Unit 1, 286 Main Street S, Mount Forest

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated January 4, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Frank Vanderloo, P. Eng., B.M. Ross and Associates Limited, dated December 29, 2021, regarding Lucas Subdivision, Mount Forest (Reeves Construction Limited), Draft Plan 23T-79087, Final Acceptance of Stage 4, Phase 1 (Lots 8 to 20), Securities Release, Phase 1;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North grant Reeves Construction Limited, for the Lucas Subdivision (Draft Plan 23T-79087) in the community of Mount Forest:

1. Final Acceptance for Stage 4 of Phase 1 (Lots 8 to 20); and
2. Release of the remaining \$30,000.00 in securities for Phase 1.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Dustin Lyttle, P. Eng., Triton Engineering Services Limited, dated January 4, 2022, regarding Maple Ridge Estates Subdivision (Kenilworth), Interim Security Reduction;

AND FURTHER THAT Council authorize that the current securities held by the municipality be reduced to \$309,000.00.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Member Attendance January 1 – December 31, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Report number: GM-12-21-100, Final Transition Plan – Requirement under Ontario Regulation 687/21.

THAT the Council of the Corporation of the Township of Wellington North receive the Crime Stoppers Guelph Wellington, Winter 2021-22 Newsletter.

THAT the Council of the Corporation of the Township of Wellington North receive the Saugeen Valley Conservation Authority, correspondence dated December 24, 2021, regarding Transition Plan Submission.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2022-008

Moved: Councillor Burke

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-001 being a report on the Wellington North Municipal Cultural Plan,

AND FURTHER THAT Council, in recognition of the importance of cultural planning, as well as the contribution of local cultural resources to the quality of life and sense of

community across the township, supports the updated Municipal Cultural Plan as presented,

AND FURTHER THAT Council remains committed to the Guiding Assumptions and Vision of “Preserving, promoting and developing Wellington North’s unique cultural resources to build a vibrant and prosperous community” as first adopted by council in 2013.

CARRIED

RESOLUTION: 2022-009

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-002 pertaining to the Arthur 2022: 150th Anniversary of Incorporation,

AND FURTHER THAT The Council of the Corporation of the Township of Wellington North declares the celebrations, to be held from June 30th – July 4th, 2022, as Municipally significant and a recognized Community Festival in order to support the various licensing, insurance, and promotional requirements;

AND FURTHER THAT Council approve the 500 foot limit on the flyby of the CF-18 Demo Jet scheduled for July 2, 2022 from 12:00 p.m. to 1:00 p.m.

CARRIED

RESOLUTION: 2022-010

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Technical Memorandum – Arthur Well Exploration Update 1, TW1-21 Construction and Preliminary Testing, dated January 4, 2022, prepared by R.J. Burnside & Associates Limited.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

No community group meeting program reports tabled.

BY-LAWS

- a. By-law Number 001-22 being a by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2022
- b. By-law Number 002-22 being a by-law to provide for an interim tax levy on all assessment within specific tax classes and to provide a penalty and interest rate for current taxes in default and tax arrears

- c. By-law Number 003-22 being a by-law to adopt a budget including estimates of all sums required during 2022 for operating and capital, for purposes of the municipality
- d. By-law Number 004-22 being a by-law to exempt lands from Part Lot Control, Pinestone Homes
- e. By-law Number 005-22 being a by-law to exempt lands from Part Lot Control, 5033745 Ontario Inc. (Wilson)
- f. By-law Number 006-22 being a by-law to amend By-law 016-21 being a by-law to establish fees and charges for recreation services provided by the municipality
- g. By-law Number 007-22 being a By-law to establish fees and charges for recreation services provided by the municipality

RESOLUTION: 2022-011

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 001-22, 002-22, 003-22, 004-22, 005-22, 006-22 and 007-22 be read a First, Second and Third time and enacted.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2022-012

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 009-22 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 January 10, 2022 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2022-013

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Regular Council meeting of January 10, 2022 be adjourned at 5:25 p.m.

CARRIED

CLERK

MAYOR