

**THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF COUNCIL  
MAY 22, 2018 @ 7:00 P.M.  
CLOSED MEETING SESSION @ 6:30 P.M.**

The meeting was held in the Municipal Office Council Chambers, Kenilworth.

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe  
Dan Yake**

**Staff Present:**

**Director of Legislative Services/Clerk: CAO: Michael Givens  
Deputy Clerk: Karren Wallace  
Economic Development Officer: Catherine Conrad  
Chief Building Official: Dale Small  
Director of Finance: Darren Jones  
Director of Operations: Adam McNabb  
Senior Planner: Brent Lauber  
Curtis Marshall**

**CALLING TO ORDER**

Mayor Lennox called the meeting to order.

**ADOPTION OF THE AGENDA**

**Resolution 2018-179**

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Agenda for the May 22, 2018 Regular Meeting of Council be accepted and passed with the deletion of:*

**ITEMS FOR CONSIDERATION**

**5. FINANCE**

*e. Report TR2018-009 being a report on the Development Charges Draft Update*

*and addition of:*

**BY-LAWS**

*f. By-law Number 051-18 being a by-law to appoint a By-law Enforcement Officer/Property Standards Officer/Peace Officer for The Corporation of the Township of Wellington North be read a First, Second and Third time and enacted.*

**CARRIED**

## **DISCLOSURE OF PECUNIARY INTEREST**

None

## **CLOSED MEETING SESSION**

### **Resolution 2018-180**

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:34 p.m. that is closed to the public under subsections 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**

*a) CLK2018-020 being a report on a potential sale of land, 60 Wells Street, Arthur*

#### **2. REVIEW OF CLOSED SESSION MINUTES**

*a. April 9, 2018*

*b. April 17, 2018*

*c. April 23, 2018*

**CARRIED**

### **Resolution 2018-181**

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 6:50 p.m.*

**CARRIED**

### **Resolution 2018-182**

Moved: Councillor Hern

Seconded: Councillor Yake

*BE IT RESOLVED THAT the Council of the Corporation of the Township of Wellington North receive report CLK 2018-020 being a report on a potential sale of land, 60 Wells Street, Arthur;*

*AND FURTHER that Council approve the confidential direction to staff.*

**CARRIED**

### **Resolution 2018-183**

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of April 9, 2018, April 17, 2018 and April 23, 2018.*

**CARRIED**

## **O' CANADA**

## **PRESENTATIONS**

- a. Bonny McDougall, Cultural Roundtable
- Presentation of pumpkin plants

Bonny McDougall, a member of the Wellington North Cultural Roundtable and resident of the community of Metz, presented pumpkin plants to Council and Chief Administrative Officer. Council has been challenged to grow a pumpkin for the annual contest. Ms. McDougall commented, "In keeping with our challenge to the councillors and Mayor to be a part of The Metz "Pumpkinfest" on Sept 29th for Culture Days.

- b. Rolf Maurer, Arntjen Solar

Mr. Maurer presented information to Council on the following (see Adendum):

- Mount Forest Sports Complex Solar Installation
- Update on Net-Metering/Virtual Net-Metering
- Update on GreenON Fund
- EV-Charging Stations utilization

## **RECESS TO MOVE INTO PUBLIC MEETING**

### **Resolution 2018-184**

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North recess the Regular Council Meeting of May 22, 2018 at 7:31 p.m. for the purpose of holding Committee of Adjustment hearings under the Planning Act.*

**CARRIED**

## **RESUME REGULAR MEETING OF COUNCIL**

### **Resolution 2018-185**

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North resume the May 22, 2018 Regular Meeting of Council at 7:51 p.m.*

**CARRIED**

## **ADOPTION OF MINUTES OF COUNCIL**

### **Resolution 2018-186**

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT the minutes of the Public Meeting and the Council Meeting held on April 23, 2018 and the Public Meeting and Council Meeting held on May 7, 2018 be adopted as circulated.*

**CARRIED**

## **IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

Items 2a, 3a, 3b, 4b, 5b, 5c, 5d, 6c, 7e

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

### **Resolution 2018-187**

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT all items listed under Items for Consideration on the May 22, 2018 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:*

1. **FIRE**
  - a. *Communiqué #054, April, 2018 be received.*
4. **ECONOMIC DEVELOPMENT**
  - a. *Report EDO 2018-22 Municipal Green Energy Program be received.*
5. **FINANCE**
  - a. *Cheque Distribution Report, May 16, 2018 be received.*
6. **ADMINISTRATION**
  - a. *Report CLK 2018-021 being a report on a Joint Compliance Audit Committee THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2018-021 being a report on a Joint Compliance Audit Committee;  
AND FURTHER THAT Council approves the Terms of Reference for a Joint Compliance Audit Committee with the Wellington County municipalities for the 2018-2022 Term of Council;  
AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law establishing a Joint Compliance Audit Committee for the 2018-2022 Term of Council.*
  - b. *Report CLK 2018-022 being a report on Tender 2018-002 Award (Culp/Eden) THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2018-022 being a report to award Tender 2018-002 Culp Eden;  
AND FURTHER THAT the Council of the Township of Wellington North award Tender 2018-002 to Marquardt Farm Drainage at a cost of \$41,520.00 including HST.*
  - d. *Report CLK 2018-024 being a report on letter of support for Mount Forest and District Lawn Bowling Club THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2018-024 being a report on a letter of support for Mount Forest and District Lawn Bowling Club;  
AND FURTHER THAT Council authorizes the Mayor to sign a letter to support the Lawn Bowling Club's application to the New Horizons for Seniors Community Based Projects for Seniors.*
7. **COUNCIL**
  - a. *Wellington North Power Inc. Quarterly Update (Quarter 1: Period ending March 31<sup>st</sup> 2018) be received*
  - b. *Grand River Conservation Authority, correspondence dated May 1, 2018, regarding progress report on the Grand River Watershed Water Management Plan be received*
  - c. *Application for Noise Exemption – Marty Young, 404 Ayrshire Street, Mount Forest*

*THAT the Council of the Corporation of the Township of Wellington North approve the request for an exemption to Noise By-law 5001-05 for the property known as 404 Ayrshire Street, Mount Forest for June 30, 2018 from 6:00 p.m. to July 1, 2018 at 1:00 a.m. for the purpose of a private Lion's Club backyard party.*

*d. Correspondence dated April 13, 2018 from the Attorney General regarding lottery licensing requirements be received.*

**CARRIED**

### **CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION**

#### **Resolution 2018-188**

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT Council of the of the Corporation of the Township of Wellington North receive Report CBO 2018-10 being a report on an updated by-law to prescribe standards for the maintenance and occupancy of property;*

*AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law Prescribing Standards for the Maintenance and Occupancy of Property as presented.*

**CARRIED**

#### **Resolution 2018-189**

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2018-006 being a report on 2018 reserve wastewater capacity calculations for Wellington North;*

*AND FURTHER THAT the Council of the Township of Wellington North direct staff to submit copies of the reports prepared by Triton Engineering Services Limited to the Ministry of the Environment and Climate Change;*

*AND FURTHER THAT Council direct staff to monitor wastewater flow data at the Arthur Wastewater Treatment Plant for the first 5 months of 2018 to ensure that daily average flows for that period remain below 1416 m<sup>3</sup>/day to ensure the Township remains in compliance with the MOECC Certificate of Approval;*

*AND FURTHER THAT if wastewater flows at the Arthur Wastewater Treatment Plant remain below approved daily flows including flow data for the first 5 months in 2018 and consistent with 2015 & 2016 ADF flows, Council consider issuing uncommitted reserve capacity units to residential in-fill development.*

**CARRIED**

#### **Resolution 2018-190**

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2018-007 being a report on the 2018 procurement of a plow truck;*

*AND FURTHER THAT the Township of Wellington North award the supply of the 2018 plow truck to Viking Cives Ltd at a net cost of \$241,213.00;*

*AND FURTHER THAT \$21,213.00 difference between the net purchase price and the 2018 approved capital budget of \$220,000.00 be funded from the sale of the existing plow truck and reserve funds.*

**CARRIED**

**Resolution 2018-191**

Moved: Councillor Burke  
Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report EDO-2018-23 dated May 22<sup>nd</sup>, 2018 being a report on the Youth Resiliency Worker; AND FURTHER THAT Council authorize the Chief Administrative Officer to sign the Memorandum of Understanding between the Mount Forest Family Health Team, Town of Minto, Township of Mapleton and the Township of Wellington North.*

**CARRIED**

**Resolution 2018-192**

Moved: Councillor McCabe  
Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive for information the Council First Quarter 2018 Actual to Budget Variance Analysis.*

**CARRIED**

**Resolution 2018-193**

Moved: Councillor Hern  
Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive Report TR2018-007 being a report on Council Remuneration and the one-third tax exemption; AND FURTHER THAT Councillors continue to support associations like FCM, AMO, OFA and others who are strongly advocating for the reversal of the removal of the one-third federal income tax exemption of Council Remuneration to avoid burdening financial offset increases on the local tax levy.*

**CARRIED**

Staff was directed to bring a report to a meeting of Council outlining the financial implications of an annual increase for Councillor remuneration based on Stats Can CPI in April with the increase to be effective July 1 with a review of the remuneration to take place in the last term of each Council.

**Resolution 2018-194**

Moved: Councillor Yake  
Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive Report TR2018-008 being a report on 2018 Ontario Community Infrastructure Fund (OCIF) funding.*

**CARRIED**

**Resolution 2018-195**

Moved: Councillor

Seconded: Councillor

*THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2018-021 being a report on a Joint Compliance Audit Committee; AND FURTHER THAT Council approves the Terms of Reference for a Joint Compliance Audit Committee with the Wellington County municipalities for the 2018-2022 Term of Council;*

*AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law establishing a Joint Compliance Audit Committee for the 2018-2022 Term of Council.*

**CARRIED**

**Resolution 2018-196**

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive the Ministry of Education Pupil Accommodation Review Guideline, April 2018.*

**CARRIED**

**NOTICE OF MOTION**

No notice of motion tabled.

**COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor McCabe stated that he attended the Saugeen Valley Conservation Authority Board Meeting where discussion took place regarding assessments and inconsistencies of roles in the various municipalities within the watershed.

Councillor Yake thanked the CAO and staff for providing the recent updates about what is going on in the municipality and requested an update on the Blacksmith Shop. The CAO advised that the agreement to donate has been sent to the Lynes' solicitor and property transfer of ownership should happen soon. Experts have been brought in to provide insight into the project.

Mayor Lennox commented that he received an email from Canadian Blood Services regarding donors in our community and asked if there was interested in a challenge in this regard. The next clinic will be held on June 5, 2018 at the Mount Forest Sports Complex. He also stated that he will be meeting with the Arthur Optimist Club on Wednesday, May 23.

## **BY-LAWS**

### **Resolution 2018-197**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT By-law Number 046-18 being a by-law to establish a Joint Compliance Audit committee and to approve the Terms of Reference be read a First, Second and Third time and enacted.*

**CARRIED**

### **Resolution 2018-198**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT By-law Number 047-18 being a by-law prescribing Standards for the Maintenance and Occupancy of Property and to repeal By-law 086-16 be read a First, Second and Third time and enacted.*

**CARRIED**

### **Resolution 2018-199**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT By-law Number 048-18 being a by-law of the Corporation of the Township of Wellington North to constitute and appoint members to the Township of Wellington North Court of Revision for the Cormack Drain 48 be read a First, Second and Third time and enacted.*

**CARRIED**

### **Resolution 2018-200**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT By-law Number 049-18 being a by-law to establish Terms of Reference for a Property Standards Committee be read a First, Second and Third time and enacted.*

**CARRIED**

### **Resolution 2018-201**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT By-law Number 050-18 being a by-law to set the rates for 2018 taxation and to provide for the collection thereof be read a First, Second and Third time and enacted.*

**CARRIED**

### **Resolution 2018-202**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT By-law Number 051-18 being a by-law to appoint a By-law Enforcement Officer/Property Standards Officer/Peace Officer for The Corporation of the Township of Wellington North be read a First, Second and Third time and enacted. (Shawn Kitto)*

**CARRIED**



**CONFIRMATORY BY-LAW**

**Resolution 2018-203**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT By-law Number 052-18 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 22, 2018 be read a First, Second and Third time and enacted.*

**CARRIED**

**ADJOURNMENT**

**Resolution 2018-204**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Regular Council meeting of May 22, 2018 be adjourned at 9:15 p.m.*

**CARRIED**

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**CLERK**

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**MAYOR**

# WN Council Meeting Outline

May 22, 2018 – 7:00pm



- **Mount Forest Sports Complex Solar Installation**
- **Update on Net-Metering/Virtual Net-Metering**
- **Update on GreenON Fund**
- **EV-Charging Stations utilization**



Ballasted Roof System



# Mount Forest Arena Project Status



**Arntjen**  
Clean Energy  
— SOLUTIONS —

- **Contract Date:** October 19, 2017
- **Contract Size:** 100kW
- **Contract Price:** C\$ 0.223 / kWh
- **Annual Generation:** 136,800 kWh
- **Projected Income:** C\$ 30,500
- **Lease Rate:** 5% of Power Generated
- **Commercial Operation Date:** **April 19, 2019**
- **Contract Cancellation Date:** **October 18, 2019**



# Mount Forest Arena Project Milestones



- **CIA (Electrical Design)**
  - Submitted: April 25, 2018
  - Expected Approval: July 15, 2018
- **Structural Engineering Assessment**
  - Notice To Proceed (IESO): July 01, 2018  
Aug. 15, 2018
- **Equipment Procurement**
  - Solar Modules (Silfab) April 20, 2018 (ordered for August delivery)
  - SolarEdge Inverters: ordered for August Delivery
  - Racking: design completed when Structural finalized
- **Construction Phase** September 2018
- **Commissioning & Testing** October 2018
- **Commercial Operation** November 2018



# Solar-Programs in Ontario



microFiT Program  $\leq$  10kW until Dec 31,2017



FiT 5 Program  $\leq$  500kW closed Nov. 28,2016



FiT 6 Program  $\leq$  500kW canceled Dec. 31,2016



Net-Metering Program  $\leq$  500kW open to apply



GreenON Solar Program  $\leq$  500kW August 2018



Virtual Net-Metering Program (VNM)

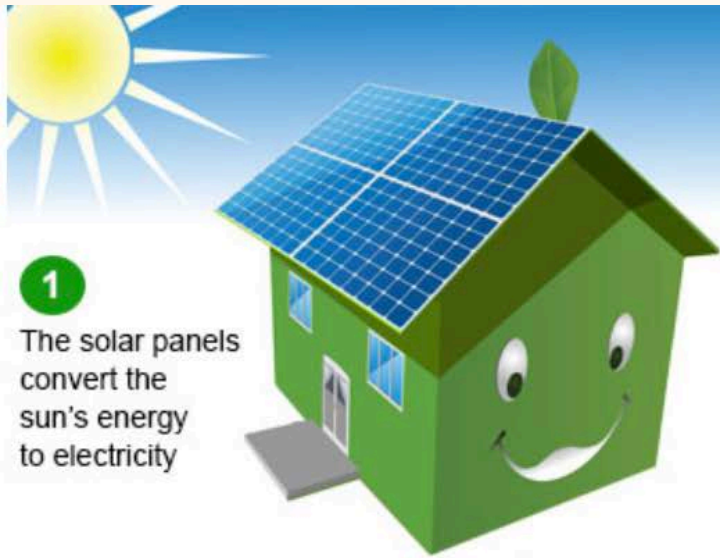
Proposed to open in 2020



# What is NET-Metering



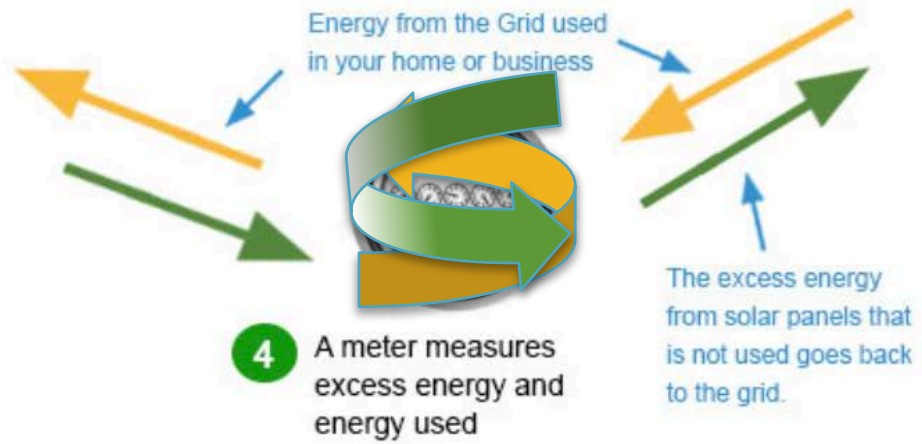
## Winding Meter backwards!



**1** The solar panels convert the sun's energy to electricity

**2** An inverter converts the solar electricity from DC to AC for use in your home or business

**3** The energy is used in your home or business



**4** A meter measures excess energy and energy used

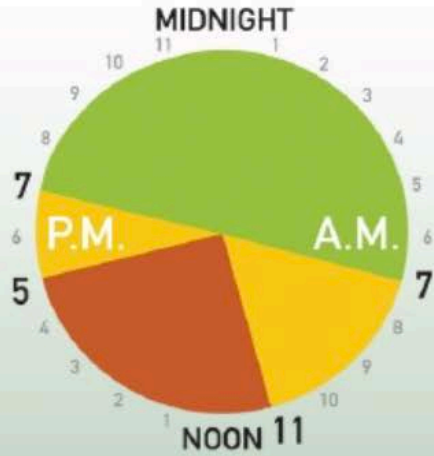
# Net-Metering Program



**Arntjen**  
Clean Energy  
SOLUTIONS

## Ontario Electricity Time-of-use Price Periods

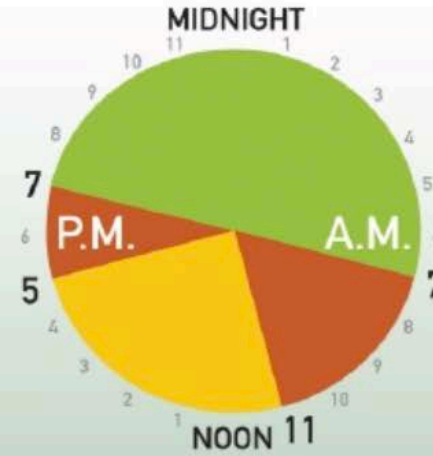
Prices effective  
May 1, 2018



**Summer**  
(May 1 - October 31)  
weekdays



**Weekends and  
Statutory Holidays**



**Winter**  
(November 1 - April 30)  
weekdays

6.5  
¢/kWh

**Off-peak**

9.4  
¢/kWh

**Mid-peak**

13.2  
¢/kWh

**On-peak**

For more information visit [OEB.ca](http://OEB.ca)



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DEL'ONTARIO

# Net-Metering Program



**Arntjen**  
Clean Energy  
— SOLUTIONS —

## Net-Metering Application Costs

Size	Single Phase 2 -wires	3-Phase <15kVa 4 - wires	3-Phase >15kVa 4 – large wires
0 – 10kW	<b>FREE</b>	<b>FREE</b>	<b>FREE</b>
11 - 30 kW	<b>C\$ 5,655</b>	<b>FREE</b>	<b>FREE</b>
31 – 100 kW	<b>C\$ 5,655</b>	<b>C\$ 5,655</b>	<b>FREE</b>
> 100kW	<b>n/a</b>	<b>C\$ 5,655</b>	<b>C\$ 5,655</b>





# Net-Metering Program



**Arntjen**  
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— SOLUTIONS —

- **IESO proposed modifications:**
  - Fixed delivery rate
  - Increase size of net metering beyond 500kW
  - Increasing rollover of excess production to a 12 month rolling vs a 11 anniversary
  - 3<sup>rd</sup> party ownership – still point generation and point use
  - Virtual Net Metering:
    - Single entity with multiple accounts
    - Multiple entities with multiple accounts

# GreenON Solar Program



**Arntjen**  
Clean Energy  
— SOLUTIONS —

## Home

The program provides the following incentives\*:

- \$1.00 per watt for residential Solar Photovoltaic (PV) system
- \$370 per kilowatt hour for residential Storage system
- \$1.50 per watt for residential Solar PV + Storage system
- \$3.00 per watt for residential standalone off-grid Solar PV + Storage system

# GreenON Solar Program



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— SOLUTIONS —

## Business

The program provides the following incentives\*:

- \$0.75 per watt for commercial Solar Photovoltaic (PV) system
- approximately \$26.00\*\* per square foot for Solar Thermal Air installations

# Case Study 10kw



**Arntjen**  
Clean Energy  
— SOLUTIONS —

## 10 kW Project ( Green ON Program)

Required Roof Area	Flat: 1,700sqft Sloped: 800sqft
Capital Investment	\$18,000
Electricity Generated	12,183kWh
Electricity Cost offset	C\$2,280 per annum
Net-Metering Credit Window	12 Month
Simple Payback:	<b>7.9 years</b>
Simple Equity IRR:	<b>12.66 %</b>
LDC Pays for average Electricity Generation:	13.2 + 5.5 cents/kWhr



# Case Study 100kw



**Arntjen**  
Clean Energy  
— SOLUTIONS —

## 100 kW Project (GreenON Program)

Required Roof Area	Flat:	17,000sqft
	Sloped:	8,000sqft
Capital Investment		\$195,000
Electricity Generated		140,000kWh
Electricity Cost offset		C\$25,000 per annum
Electricity Cost Escalation (estimated)		4 %
Simple Payback:		<b>7.8 years</b>
Simple Equity IRR %:		<b>12.8 %</b>
Cost of Electricity Generation:		13.2 cents/kWhr peak 5.5 cents/kWhr delivery

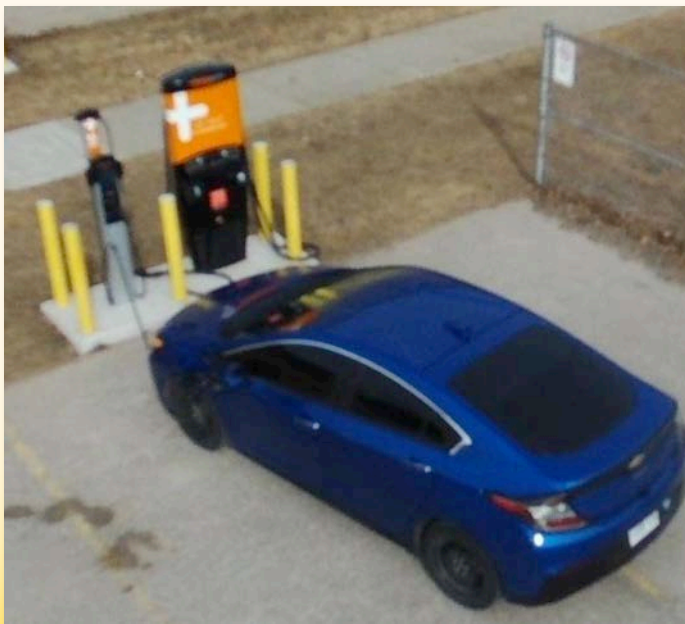




# EV-Charging Station Arthur Arena



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✓ Peter

Mar 25, 2017

Nissan LEAF

CHAdEMO

"Worked first time, thanks Arthur Arena.

There's also a game on right now, so I was able to get in an use the washroom. "



✓ Marian Tudorache

Aug 12, 2017

Nissan LEAF

"Very nice location. It costs me 1 \$ to charge from 74 to 85%"



✓ silver\_ice\_sg

Mar 20, 2017

J-1772

"Stop by on way to KW from Mount Forest. Units working fine. First 5 mins free, pay after that per min as stated. "

# EV-Charging Station Mount Forest



**Arntjen**  
Clean Energy  
SOLUTIONS



✓ Amie Foster

Apr 9, 2018

Nissan LEAF

"Super easy charger to use with the charge point rfid card. Thank you for having a level 3 charger along hwy 10!"



✓ Amar

Feb 12, 2018

Tesla Model S

CHAdemo 390 Volts 120 Amps

"Quick charge! Stop by the Coffee Culture around the corner while waiting!"



✓ Andrew

Nov 12, 2017

Chevrolet Bolt EV

"Great spot. Had lunch at the Mt Royal Tavern while we charged."



✓ silver\_ice\_sg

Mar 19, 2017

J-1772

"Coffee Culture. Arrived from KW. Thanks for the charge."

# EV-Charging Station

## Arthur Arena Income Q1/2018



Revenue	Rate	Partner	ASNA	\$190.42
Electricity Expense	\$0.16	\$64.21		-\$64.21
Meter Charges	\$0.00	\$0.00		\$0.00
O&M	\$0.00	\$0.00	\$0.00	\$0.00
Monthly ChargePoint Transfer fee			\$15.00	-\$15.00
SubTotal		\$64.21	\$15.00	\$111.21
HST	13%	\$8.35	\$1.95	\$14.46
Total Expenses		\$72.56	\$16.95	
Partner share of 50% profit		\$62.83	\$62.83	
Net Income	\$0.00	\$135.39	\$79.78	\$125.66



# EV-Charging Station

## Mount Forest Income Q1/2018



**Arntjen**  
Clean Energy  
— SOLUTIONS —

Revenue	Rate	Partner	ASNA	\$99.97
Electricity Expense	\$0.00	\$0.00	\$264.57	-\$264.57
Meter Charges	\$0.00	\$0.00	\$0.00	\$0.00
O&M	\$0.00	\$0.00	\$0.00	\$0.00
Monthly ChargePoint Transfer fee			\$15.00	-\$15.00
SubTotal		\$0.00	\$279.57	-\$179.60
HST	13%	\$0.00	\$36.34	-\$23.35
Total Expenses		\$0.00	\$315.91	
Partner share of 50% profit		-\$101.47	-\$101.47	
Net Income	\$0.00	-\$101.47	\$214.44	-\$202.94

# Contact Information



Arntjen Group  
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Woodstock ON

Toll Free:  
(866) ARN-TJEN



[www.arntjencleanenergy.com](http://www.arntjencleanenergy.com)