

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MARCH 6, 2023 AT 2:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=FDOP7Og5qz0>**

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern (via Zoom)
Penny Renken

Member Absent: Councillor: Steve McCabe

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Human Resources Manager:	Amy Tollefson
Director of Finance:	Farhad Hossain
Deputy Treasurer:	Mary Jo Marshall
Payroll Administrator:	Laura Rooney
Chief Building Official:	Darren Jones
Director of Operations:	Matthew Aston
Manager of Transportation Services:	Dale Clark
Manager of Environment and Development Services:	Corey Schmidt
Recreation Services Manager:	Tom Bowden
Community Recreation Coordinator:	Tasha Grafos
Director of Fire Services:	Chris Harrow
Deputy Fire Chief:	Marco Guidotti
Senior Planner:	Matthieu Daoust

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2023-082

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Agenda for the March 6, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

RESOLUTION: 2023-083

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Procedure By-law be amended for this meeting to permit a meeting open to the public to discuss the 2023 Budget.

AND FURTHER THAT Deputations be permitted before Open Forum on the budget.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke disclosed an indirect pecuniary interest with items under the heading of Items for Consideration, 2. Planning: Items:

- a. Report DC 2023-006, Consent Applications B4-23 & B25-23 Betty Dee Limited
- b. Report DC 2023-007, Consent Applications B6-23 & B7-23 Betty Dee Limited
- c. Report DC 2023-008, Consent Application B8-23 Betty Dee Limited
- d. Report DC 2023-009, Consent Application B9-23 John & Linda Thomson

as her employer prepared the sketches for the consent applications.

AND By-law Number 019-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North(EOSR Div 1 Pt Lot 21 RP 60R2426 Pt 1 – BJ Industries Ltd. and Robert Major)

as her employer is involved with the application.

DEPUTATIONS

1. Arthur Senior Citizens

- Renewal of lease for Senior' Hall, 244 Isabella St., Arthur

Bill Dennis and Joyce Culp provided information regarding activities and events held at the hall and requested the Township renew the Arthur Senior Citizens lease for the Seniors Hall at 244 Isabella St., Arthur.

Joyce Culp reviewed history of the Arthur Senior Citizens and noted a New Horizons grant was used to restore the building with many volunteer hours.

Vivianne Macdonald spoke to the history of the building stating it was built three years before Confederation and was funded by the local people.

The Mayor asked that they have a smaller group participate in discussions with staff to find a way to accommodate the seniors group some way in our community.

OPEN FORUM 2023 BUDGET DISCUSSION (COUNCIL AND PUBLIC)

1. Budget presentation from February 27, 2023 Special Meeting of Council (for information only)

The budget presentation from February 27th was included in the agenda package.

2. Presentation by CAO (addendum to minutes)

Brooke Lambert, CAO, provided a summary of the first draft of the 2023 Budget.

The case presented was an option with a total budgeted tax levy of 7.08%. Taking into account the organic growth through assessment of 2.26%, the impact to existing tax payers would be 4.82%.

3. Council and Public Questions/Comments

Councillor Burke expressed the desire of residents on Concession 4 North to have the road paved and noted the Mount Forest Pool has been put off until 2027 in the 10 year forecast.

Director of Finance (DOF) noted the ten-year forecast looked at the capital needs for the two big projects, the Arthur Waste Water Treatment Plant Phase II and the Mount Forest Pool noting direction to staff is required.

Councillor Burke questioned about carry over projects from previous years and staff confirmed that the capital money is available, staff capacity is a concern

Mayor Lennox thanked staff for putting together the 10-year forecast. There is a lot of work to be done, especially on how we close the infrastructure gap that has been identified by the asset management planning process. The bigger question has been how we are going to finance those projects, through the taxation system, debt or user fees.

Councillor McCabe submitted comments to the Mayor to read in his absence at the meeting, regarding the Road Needs Study, equipment purchases and the need for a Mount Forest pool.

Councillor Burke reiterated her view that a pool in Mount Forest is needed and suggested a public meeting be held.

Mayor Lennox opened the meeting for members of the public to speak.

Bill Nelson stated that while he respects comments about fiscal responsibility, sometimes government decisions must be made that are not fiscal but supportive of the community. He felt a pool is needed to attract factories, business, etc.

Rick Sinnamon echoed Mr. Nelson's comments and supported Councillor Burke's request for a public meeting.

Jessica McFarlane, as a member of the ad-hoc committee and parent, commented that she has a huge concern if the Council is going to go against having a new pool after we've been talking about this for so long.

Mayor Lennox stated that he doesn't disagree with the comments regarding desirability and need for a pool in Mount Forest but questioned how do we pay for it. This Council had a staff report within the last month that talked about the ability to finance such a venture and we unanimously agreed that we would not use long term debt for that purpose.

Councillor Burke stated that it is important the Council comes to an aquatics committee meeting to talk about the cost and the need to set a goal for the committee.

Councillor Burke inquired what Mayor Lennox believes in an attainable goal.

GENERAL BUDGET DIRECTION DISCUSSIONS

Mayor Lennox recognized that a tax rate at near inflation is difficult, but we have to address the costs that have gone up for us to deliver the services that we depend on every year.

Councillor Burke commented that she didn't disagree that the tax levy needs to go up from prior years commenting she would like to see the tax rate around 4.5% to 5% and advised she would like to have Concession 4 paved.

Councillor Renken commented that we are wanting to create new spaces for different operations in the Township and she would like to see some of those deferred and employ places that we have already for another year.

Councillor Hern stated that she would also like to decrease the rate but isn't sure how to decide what should be left out. She is not in support of paving Concession 4N.

Mayor Lennox advised that if we want the rate to be lower Council needs to give direction to staff in terms of where we believe can happen and there has to be some consensus from Council. He reminded Council that \$83,000 represents 1% of the levy.

Councillor Burke questioned the need for additional staff and requested to see the capital justification sheets.

Use of reserves or reserve funds to reduce contributions to the capital program from the levy.

The DOF advised staff needs direction on the pool and Arthur Waste Water Treatment Plan Phase II.

The CAO confirmed:

- Capital justification sheets will be provided at the March 20, 2023 meeting of Council
- A report outlining options (staffing, pool Arthur Waste Water Treatment Plant Phase II) available to Council will be provided at the March 20, 2023 meeting of Council

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2023-084

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North recess the March 6, 2023 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- Cordon Canada, Minor Variance (2nd Meeting)
- BJ Industries/Robert Major, Zoning By-law Amendment

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2023-085

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the March 6, 2023 Regular Meeting of Council at 4:05 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 019-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North.

Councillor Burke

RESOLUTION: 2023-086

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 019-23 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.

CARRIED

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, February 21, 2023
2. Public Meeting, February 21, 2023
3. Special Meeting of Council, February 27, 2023

RESOLUTION: 2023-087

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on February 21 2023 and the Special Meeting of Council held on February 27, 2023 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

2a, 2b,2c, 2d, 4a, 5a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-088

Moved: Councillor Hern

Seconded: Councillor Burke

THAT all items listed under Items For Consideration on the March 6, 2023 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 Authority Annual Meeting held on January 19, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur BIA meeting held on February 15, 2023.

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 February 16, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-010 being a report on Consent Application (Lot Line Adjustment) B14-23 known as Part Lot 24, Concession 10 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B14-23 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 impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; and
- THAT driveway access can be provided to the retained lands to the satisfaction of the Township of Wellington North;

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 CBO 2023-03 being the Building Permit Review for the period ending January 31, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2022-010 being a report on the final 2023 update to the Municipal Servicing Standards (MSS);

THAT Council approved the 2023 update to the Municipal Servicing Standards, dated March 2023, as presented;

AND FURTHER THAT Council direct staff to apply the updated MSS to all planning, municipal infrastructure design and construction projects.

THAT the Council of the Corporation of the Township of Wellington North receive correspondence dated February 27, 2023 from Dustin Lyttle, P. Eng., Triton

Engineering Services Limited, regarding Cachet Developments (Arthur) Inc.– Phases 1 and 2 & Preston Street Reconstruction Letter of Credit Adjustments;
AND FURTHER THAT Council grant Cachet Development (Arthur) Inc. of the Cachet Subdivision (Draft Plan 23T-20202) in the community of Arthur, a reduction of securities to the amount of \$5,500,000.00.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority, Summary of Municipal Levy – 2023 Budget, Final dated February 24, 2023.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

Councillor Burke left the meeting as she had previously declared a conflict with Reports DC 2023-006, DC 2023-007, DC 2023-008 and DC 2023-009.

RESOLUTION: 2023-089

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-006 being a report on Consent Applications (Severance) B4-23 & B5-23 known as Part Lot G, MacDonald's Survey in the Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent applications B4-23 and B5-23 as presented with the following conditions for each application:

- 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 consistent with By-law 011-22;
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial and otherwise including but not limited to the provision of servicing; full road restoration (granular base, asphalt and curb) along the entire length of the property frontage that is affected by servicing works to create a continuous section of new asphalt road surface; and lot grading to the satisfaction of the Township and at the expense of the Owner. All offsite servicing works within Martin Street municipal road allowance is to be constructed at the same time for all 6 lots prior to issuance of any building permit; and

- THAT included in the development agreement with the Township, the Owner agrees to provide the Township with, prior to the execution of this Agreement by the Township, payment for contributions in form of a bank draft or certified cheque as a prepayment of the Owner's share of the cost for installation of future sidewalk on Martin Street. Timing and construction of future sidewalk will be determined by the Township at a future date.

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.

CARRIED

RESOLUTION: 2023-090

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-007 being a report on Consent Applications (Severance) B6-23 & B7-23 known as Part Lot G, MacDonald's Survey in the Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent applications B6-23 and B7-23 as presented with the following conditions for each application:

- 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 consistent with By-Law 011-22;
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial and otherwise including but not limited to the provision of servicing; full road restoration (granular base, asphalt and curb) along the entire length of the property frontage that is affected by servicing works to create a continuous section of new asphalt road surface; and lot grading to the satisfaction of the Township and at the expense of the Owner. All offsite servicing works within Martin Street municipal road allowance is to be constructed at the same time for all 6 lots prior to issuance of any building permit;
- THAT included in the development agreement with the Township, the Owner agrees to provide the Township with, prior to the execution of this Agreement by the Township, payment for contributions in form of a bank draft or certified cheque as a prepayment of the Owner's share of the cost for installation of future

sidewalk on Martin Street. Timing and construction of future sidewalk will be determined by the Township at a future date; and

- THAT the existing shed in the application be demolished and the site left in a graded level condition 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.

CARRIED

RESOLUTION: 2023-091

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-008 being a report on Consent Application (Severance) B8-23 known as Part Lot G, MacDonald's Survey in the Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent applications B8-23 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 consistent with By-Law 011-22;
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial and otherwise including but not limited to the provision of servicing; full road restoration (granular base, asphalt and curb) along the entire length of the property frontage that is affected by servicing works to create a continuous section of new asphalt road surface; and lot grading to the satisfaction of the Township and at the expense of the Owner. All offsite servicing works within Martin Street municipal road allowance is to be constructed at the same time for all 6 lots prior to issuance of any building permit;
- THAT included in the development agreement with the Township, the Owner agrees to provide the Township with, prior to the execution of this Agreement by the Township, payment for contributions in form of a bank draft or certified cheque as a prepayment of the Owner's share of the cost for installation of future sidewalk on Martin Street. Timing and construction of future sidewalk will be determined by the Township at a future date; and

- THAT the retained lands, 645 Martin Street, existing private sanitary service which currently traverses the severed lands property be re-directed entirely on the retained lands to a future sanitary service at property line. Existing sanitary service to severed lands be capped at property line. Work is to be completed to the satisfaction of the Township of Wellington North and at the expense of the Owner;

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.

CARRIED

RESOLUTION: 2023-092

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-009 being a report on Consent Application (Severance) B9-23 known as Part Lot 4, South of Clyde Street, in the Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B9-23 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 consistent with By-Law 011-22; and
- THAT driveway access can be provided to the retained lands and severed lands to the satisfaction of the Township of Wellington North;

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.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2023-093

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-009 being a report on the award of the Mount Forest standpipe rehabilitation;

AND FURTHER THAT Council award the rehabilitation of the Mount Forest Standpipe rehab to Dayson Industrial Services Inc. at a project cost of \$1,545,727.00;

AND FURTHER THAT Council authorize the Director of Operations or their designate to sign any necessary agreements with the successful bidders to execute this project.
CARRIED

RESOLUTION: 2023-094

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-010 Cemetery fees and charges;

AND FURTHER THAT Council approve cemetery fees and charges increases effective July 1, 2023 as follows:

Single Grave	\$900.00
Care & maintenance	\$600.00
TOTAL	\$1,500.00
Niche (2 Urns)	\$1,275.00
Care & maintenance	\$225.00
TOTAL	\$1,500.00

CARRIED

NOTICE OF MOTION

No notice of motion tabled

COMMUNITY GROUP MEETING PROGRAM REPORT

No Community Group Meeting Program Reports tabled.

CULTURAL MOMENT

- Celebrating Wellington North's Horticultural Societies

The Horticultural Societies or Garden Clubs in Ontario have been in existence for about 200 years. They bring people together who believe in the benefit of plants and trees in the community.

The first Ontario club was formed in Toronto in 1834. The Ontario Horticultural Association (OHA) was formed in 1906, separating it from the Ontario Agricultural Association. Limited funding for local Societies is provided by the provincial government and members pay an annual membership fee to their local Society out of which a fee is paid to the Provincial organization (OHA) and to the District Board which represents societies at the provincial level.

The District Board arranges regular meetings for all of their societies, with speakers and a business agenda. There is also an annual provincial convention hosted by different Districts each year. Three hundred or more members from around Ontario attend at their own cost.

In Ontario there are 19 Districts each with multiple societies. Arthur District Horticultural Society (ADHS) and Mount Forest Horticultural Society (MFHS) are two of the 14 Societies in District 7 of the OHA. Arthur's club was chartered in 1918 and officially began in 1919. Mount Forest's Society celebrates 1953 as a start date although there was a group for 55 years prior to World War II

MFHS's 61 members are responsible for four main town entrance beds as well as Roy Grant Park (planters and flower bed), Murphy Park (3 flower beds plus a new native planting project around the platform currently in progress), Ruth Barker Memorial Rose Garden and a Spring cleanup/maintenance at the Sports Complex.

ADHS's 25 members maintain the two raised planting beds and the bed around the mural billboard in Cenotaph Park, as well as the raised beds at the north and south entries to town, two flower beds at the Post Office and the ten black concrete planters that appear every summer on downtown corners.

In 2021, these two Societies donated in Mount Forest, 787 hours and in Arthur, 450 hours to help keep our downtowns beautiful. A green downtown is a successful downtown! Our thanks go to the members of the two groups in Wellington North

Submitted by Doris Cassan, Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2023-095

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 020-23 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 March 6, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT


RESOLUTION: 2023-096

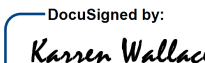
Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Regular Council meeting of March 6, 2023 be adjourned at 4:31 p.m.

CARRIED

DocuSigned by:

80AF05E09D284A3...
MAYOR

DocuSigned by:

E66A116C71324C9...
CLERK