

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MAY 23, 2023 AT 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Penny Renken**

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Recreation Community Coordinator: Tasha Grafos
Senior Planner: Matthieu Daoust
Manager of Development Planning: Curtis Marshall**

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2023-182

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the May 23, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with By-law Number 038-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2, Schill-Land Holdings Inc.) as her employer is the agent for the applicant.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2023-183

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North recess the May 23, 2023 Regular Meeting of Council at 7:02 p.m. for the purpose of holding a Public Meeting under the Planning Act:

- Nathan and Penny Troyer, Minor Variance
- 5053745 Ontario Inc., Minor Variance

- 2763605 Ontario Inc., Zoning By-law Amendment
- Schill-Land Holdings Inc., Zoning By-law Amendment

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2023-184

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the May 23, 2023 Regular Meeting of Council at 7:26 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 037-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 5 Part Lot 28 Part Lot 29 and Municipally know as 7514 Wellington Rd 109, 2763605 Ontario Inc.)

RESOLUTION: 2023-185

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Number 037-23 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

- b. By-law Number 038-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2, Schill-Land Holdings Inc.)

Councillor Burke left the meeting as she had previously declared a conflict with Bylaw Number 038-23.

RESOLUTION: 2023-186

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 038-23 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

Councillor Burke returned to the meeting.

PRESENTATIONS

1. Robin Ross, Trustee
 - Upper Grand District School Board

Ms. Ross appeared before Council to provide the Upper Grand District School Board's stance on playground equipment on school property, noting the Board does not consider them to be an efficient way to spend money and they would rather donors support other activities. The playgrounds are only available for a small amount

of time as no one permitted to be on the school grounds outside of school hours and insurance are encouraging school boards to not have playgrounds due to the risk. It takes many years for a small school to raise money for a playground and more fundraising is needed to maintain the equipment. The school board would be interested in working with municipalities to provide other opportunities for sources of funding and areas for play.

2. Dr. Wayne Caldwell

- Lot Creation Policies and the Future of Agriculture in Ontario
- Bill 97, Helping Home Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement

Dr. Caldwell presented information regarding the Proposed Provincial Policy Statement (PPPS) that was released on April 6, 2023. It was posted on the Environmental Registry of Ontario (ERO) for a 60-day commenting period until June 5, 2023. The PPPS combines and replaces the Provincial Policy Statement, 2020 (PPS), and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and is intended to assist the Province of Ontario in creating 1.5 million homes over the next 10 years. It is anticipated to be in effect in Fall 2023.

Current vs proposed lot creation policies were compared, and the impacts discussed. Stats Canada (2022) reported 48,346 farms in Ontario in 2021. While the ratio will vary across the province there are approximately 3.5 parcels per farm (170,000 parcels). $170,000 \times 3$ acres (assuming an average lot size of 1 acre –which is probably on the low side) = 510,000 acres taken out of agricultural production. The overall impact is much, much larger with virtually all prime agricultural land exposed to many residences and related MDS impacts. Stats Canada (2022) reported 11,766,071 acres of farmland in Ontario in 2021. Not only will this policy lead to the loss of farmland it will impact farms in many ways (ranging from impacts on land values, to trespass, to road safety, to concerns over manure application, etc.). Ontario has some of the largest percentage of livestock farms in Canada at present. This new lot creation policy will ultimately reduce opportunities to create and expand livestock in Ontario.

3. Sarah Wilhelm, Manager of Policy Planning

- Report DC 2023-022 Bill 97, Helping Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement
- Planning Committee Report, dated May 11, 2023, County Official Plan Review – Provincial Decision on OPA 119
- Planning Committee Report, dated May 11, 2023, Proposed Provincial Planning Statement, 2023
- Overview of Proposed PPS and OPA 119 (addendum to minutes)

Ms. Wilhelm presented an overview on the Proposed Provincial Policy Statement and County Official Plan Review – Provincial Decision on OPA 119.

Key changes proposed by the Province to planning policies and legislation aimed at increasing housing supply in Ontario were highlighted. If approved, the PPPS will make significant changes to the land use planning policy framework in the County of Wellington with the clear goal of creating more housing in both urban and rural areas.

The proposed 2023 PPS does not incorporate many of the policies from the Growth Plan. As the Growth Plan has been the planning framework for Wellington since 2006, there will be many changes to how the County will manage growth in the future.

The proposed changes to the planning framework are significant. It will take time to fully understand the implications of all of the changes. While there are proposed changes that we welcome and support, there are some directions in the 2023 PPS that are of concern. They include:

- A reversal on the protection of agricultural land and farming in Ontario. Policies which promote multiple severances and introduce more non-farm development (with associated increases in potential land use conflicts, increased fragmentation of land, etc.) are not viewed as promoting the interest of farming or ensuring the sustainability of agricultural for future generations.
- The lack of policy direction related to the creation of affordable and attainable housing. The proposed 2023 PPS looks to weaken Provincial direction on these forms of housing through the removal of affordable housing definitions and affordable housing targets. The Government should be using this opportunity to strengthen these policies to ensure the effective and continuous delivery of these housing units across the Province.
- The uncertainty related to the protection of our natural resources and natural heritage systems. These resources are essential for a sustainable and prosperous Province. Accordingly, the existing natural heritage policies and definitions should remain within a modified 2023 PPS and be revised only after new policy directions are formulated, reviewed and supported.
- The softening of policies related to climate change in the 2023 PPS. Now is the time that municipalities are looking to initiate climate change actions and introduce ways to adapt to significant impacts from extreme weather events. The Province needs to lead this challenge and support municipal efforts on climate change.

OPA 119 was originally adopted by County Council on May 26, 2022. Under Section 26 of the Planning Act, the OPA requires approval of the Minister of Municipal Affairs and Housing (MMAH) prior to coming into force and effect.

On April 11, 2023, the Minister issued a decision to approve OPA 119, with modifications. According to the Province's notice of decision, the 33 modifications to the Official Plan Amendment are meant to "address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters." The decision is final and not subject to appeal.

Two employment area conversions were approved by the Province. One in Wellington North (Arthur) has an area of approximately 14 ha (35 ac). This conversion was not supported by Watson's technical analysis during the Phase 2 Land Needs Assessment.

RESOLUTION: 2023-187

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-022 Bill 97, Helping Home Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement.

AND FURTHER THAT this report be forwarded with any additional comments that Council may have on the proposed Provincial Planning Statement (and/or other provincial policy changes) to the Province as soon as possible prior to the June 5th, 2023 deadline for comment.

CARRIED

RESOLUTION: 2023-188

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT Council for the Township of Wellington North does not support the proposed Provincial Planning Statement policies which would take prime farmland out of production by way of allowing for additional residential severances in the prime agricultural area;

AND FURTHER THAT the introduction of numerous non-farm residential uses will negatively impact agriculture, especially livestock producers and farm families in the community;

AND FURTHER THAT numerous non-farm residential uses will create conflict, limit farm expansions, increase land values, negatively impact agricultural support businesses, delivery of rural municipal services, and further food insecurity;

AND FURTHER THAT the Provincial Government be requested to not proceed with the proposed residential severances polices and retain the current policies which limit severances in the prime agricultural area.

CARRIED

Council directed staff to arrange a meeting with Wellington MPPs to discuss Council's concerns, and to send the Township comments to Matthew Rae, MPP, Perth Wellington; Lisa Thompson, MPP, Huron Bruce, Minister of Agriculture, Food and Rural Affairs of Ontario, Caroline Mulroney, MPP York-Simcoe, Minister of Transportation, John Vantof, MPP, Timiskaming-Cochran, Agriculture, Food and Rural Affairs Critic; Mike Schreiner, MPP, Guelph, Leader Green Party Ontario.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, May 8, 2023
2. Public Meeting, May 8, 2023

RESOLUTION: 2023-189

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and Public Meeting held on May 8, 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

1a, 2b, 3a, 4a, 6a, 7b

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-190

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the May 23, 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 Planning Report, prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated May 23, 2023, regarding Part Park Lot 2, Mount Forest, Zoning Bylaw Amendment (ZBA04/23)

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-020 Temporary Alcohol Policy Amendment being a report on an amendment to the Municipal Alcohol Policy Section 2.1 for the Louise Marshall Hospital Foundation Gala June 17, 2023, and the Get Your Hillbilly on Rib Competition on July 13, 2023;

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer at the Mount Forest Sports Complex for the Louise Marshall Hospital Foundation Gala held June 17, 2023:

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer and a portion of the east parking lot at the Mount Forest Sports Complex for the Get Your Hillbilly on Rib Competition on July 13, 2023

THAT the Council of the Corporation of the Township of Wellington North receive the thank you card from Bonny McDougall, Senior of the Year.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated May 2, 2023 from Murray Costello, Director Southeast Region Operations and Mike McGivery, Director Distribution Protection, Enbridge Gas, regarding third party and for-profit locate charges.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2023-191

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area Association Meeting held on May 9, 2023.

CARRIED

RESOLUTION: 2023-192

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-021 regarding the Final Approval of the Crombie Property Holdings Limited Site Plan Control Agreement.

CARRIED

RESOLUTION: 2023-193

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-012 being a report on the Grants & Donations Community Development Program;

AND FURTHER THAT Council, approves \$24,786.20 in funding from the following sources:

\$ 4,500.00 from the 2023 Community Improvement Program

\$ 2,786.20 from the 2023 Council Miscellaneous Operating Budget

\$17,500.00 be included in the 2024 budget as Council Directed Projects

CARRIED

RESOLUTION: 2023-194

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 15, 2023.

CARRIED

RESOLUTION: 2023-195

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-015 being report on Parking Control;

AND FURTHER THAT Council authorize the Mayor and Clerk to signed By-law 6000-23 being a By-law for parking control in Wellington North and repeal By-law 5000-05 in the form substantially attached, when set fines and short form wording have been approved by the Ministry of the Attorney General.

CARRIED

RESOLUTION: 2023-196

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated May 15, 2023 from Ruchika Angrish, Manager of Planning, Upper Grand District School Board regarding 2023 Long Term Accommodation Plan (LTAP) Comprehensive Report.

CARRIED

NOTICE OF MOTION

No notice of motion tabled

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern (Ward 3):

- Arthur Chamber of Commerce is planning for the July 1st celebrations and looking for volunteers.

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure meeting will be held on June 5th.
- Attended a Saugeen Valley Conservation Authority meeting on May 18th. There is a SVCA Ag Advisory Committee meeting on June 6th.
- Attended the doctor recruitment for Centre Wellington, which includes Arthur, on May 18th.
- Attended a ROMA meeting on May 11. He will be attending a ROMA meeting on June 7, 8, and 9 in Prince Edward County.

BY-LAWS

- a. By-law Number 035-23 being a by-law to amend By-law 127-22 being a by-law to establish the fees and charges for various services provided by the municipality
- b. By-law Number 036-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Park Lot 2 and known Municipally as 405 Wellington St. E., 5053745 Ontario Inc.)

RESOLUTION: 2023-197

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 035-23 and 036-23 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating the Mount Forest Royal Canadian Legion Branch 134

The mission of The Royal Canadian Legion is to serve Veterans and their families, to promote Remembrance, and to serve our communities and our country. There are more than 1350 branches across Canada. Community involvement includes

supporting local Veterans and seniors; supporting youth sports and other programs; volunteering to help those in need; and offering a place for your community to gather.

Legions are funded through membership dues, renting out our halls for events, Legion merchandise, and through donations to the Poppy Trust Fund. In addition, Legions raise a large part of their funding through various fundraising events where members volunteer their time. There are about 250,000 Legion members across Canada.

Funds raised through the Mount Forest Legion support our local community and can include outreach and assistance programs to Veterans and their families; supporting our essential community services such as our hospital; youth sports, leadership programs and activities such as Cadets, Scouts and Guides, and education; supporting seniors as well as families in need, and organizing the annual Remembrance Day ceremony.

The Mount Forest Legion relies on the support of many volunteers and is looking for new members and volunteers. Volunteers are needed to hold positions on the Executive Committee; other committees such as Sports and Entertainment; to help with events held in the rental hall; and at the annual Fireworks Festival when the Legion provides musical entertainment under the Beer Tent. The Mount Forest Legion's Fireworks Festival Beer Tent is their largest fundraiser.

The Ladies Auxiliary is a non-profit organization that operates separately from the Legion and contributes a valuable resource to the Legion. The Mount Forest Ladies Auxiliary provides volunteer as well as financial support to the Legion. They also support programs and activities at the Legion. The Ladies Auxiliary also relies on the support of volunteers and is always looking for new members.

Submitted by Sue Doherty on behalf of the Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2023-198

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 039-23 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 May 23, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2023-199

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Regular Council meeting of May 23, 2023 be adjourned at 10:10 p.m.

CARRIED

DocuSigned by:

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MAYOR

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CLERK