

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – APRIL 8, 2024 AT 2:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=1k-caIMLZkM>**

Members Present: Mayor: Andrew Lennox
Councillors: Lisa Hern
Steve McCabe
Penny Renken

Members Absent: Councillor: Sherry Burke

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to CAO: Tasha Grafos
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Chief Building Official: Darren Jones
Manager of Transportation Services: Dale Clark
Manager Community & Economic Development: Mandy Jones
Economic Development Officer: Robyn Mulder
Economic Development Officer: Dale Small
Recreation Service Manager: Tom Bowden
Senior Planner: Jessica Rahim

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-107

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Agenda for the April 8, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees;

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

RESOLUTION: 2024-108

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:32 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

(b) personal matters about an identifiable individual, including municipal or local board employees;

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

CARRIED

1. REPORTS

- C&ED 2024-013 on 320 King St. E., Mount Forest

2. REVIEW OF CLOSED SESSION MINUTES

- March 11, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-109

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:44 p.m.

CARRIED

RESOLUTION: 2024-110

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive C&ED 2024-013 on 320 King St. E., Mount Forest;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-111

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the March 11, 2024 Council Meeting.

CARRIED

Council recessed until 2:00 p.m.

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

- Notice of Completion of EA Study regarding the replacement of the bridges on Wellington Road 109 east of Arthur. The County is budgeting for replacement of all four bridges and is working on the details of timing but will likely start next year. One lane will be open at all times with either a temporary bridge or taking away part of the bridge and leaving the rest open to traffic while work is being done. Discussion is taking place about timing as it will be disruptive and there is a lot of traffic involved. The original plan was to complete one per year for four years. Consideration is being given to doing two bridges at a time.
- Police Service Boards are being restructured under new legislation as of April 1st. We are reconstituting our board but the basic structure in Wellington County won't be changing. Instead of two members of County Council, one locally appointed member, and two provincially members; we are going to three elected County officials, one locally appointed, and one provincially appointed. The locally appointed and elected officials have been set for the new framework, but they are going to wait on the Province to appoint the provincial member.
- Wellington County manages provincially appointed social services for Wellington County and the City of Guelph. Land ambulance is managed by the City of Guelph, but also serves all of the County of Wellington. There hasn't been a shared governance structure for over a decade. That will continue in terms of legal responsibility; but there is now an agreement to have a Joint Social Services Land Ambulance Committee to review issues with both services. It will be made up of four members from the County of Wellington and four members from the City of Guelph. It will allow the City to be more engaged with social services and the County more engaged in the land ambulance starting on April 3rd.

PRESENTATIONS

Inspector Steve Thomas, Detachment Commander, County of Wellington O.P.P.
County Councillor Earl Campbell, Chair, Police Services Board

- 2023 Year End Report

Chair Campbell brought greetings from the board and thanked Council for their interest. He noted the Board will be known as the O.P.P. Detachment Board under the new legislation. He advised the biggest complaint they receive is about traffic and he urged people be mindful that the O.P.P. is analytics driven, so they are encouraged to use the 1-888-310-1122. If they call with their complaint, it gets captured in their analytics and it helps O.P.P. focus on where they should be doing their enforcement.

Inspector Thomas thanked Council for inviting them to attend. He presented the County of Wellington O.P.P. Police Services Board 2023 Year End Report. Staffing; statistics for traffic complaints, violent crime, property crime, drug crime, criminal

traffic, traffic collisions, traffic offences and charges, and information on motor vehicle collision report centres were outlined.

Recently they started a communications strategy with the County and the first electronic newsletter has gone out on the County webpage. They are running a citizens police academy to give members of the public the opportunity to learn more about what they have to offer and the types of things they do. Coffee with a Cop gives command staff an opportunity to get out and interact with people that might not normally come into contact with them.

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-112

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North recess the April 8, 2024 Regular Meeting of Council at 2:38 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

PUBLIC MEETING

- Alette Holsteins Inc., ZBA 04/24

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-113

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the April 8, 2024 Regular Meeting of Council at 2:48 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- By-law Number 029-2024 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 6 with civic address of 7572 Sideroad 3 E. – Alette Holsteins Inc.)

RESOLUTION: 2024-114

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Number 029-2024 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read and passed. (Concession 5, Part Lot 6 with civic address of 7572 Sideroad 3 E. – Alette Holsteins Inc.)

CARRIED

DEPUTATIONS

- Melissa Kooiman, Community Liaison & Program Coordinator, Copernicus Educational Products
 - Request Council reduce the fee for the Zoning By-law Amendment application for Copernicus Outdoor Nature Education Programs

After a five-week pilot of free nature-based programs last summer on the Copernicus Nature Reserve for the children in the community of Arthur; Copernicus Educational Products (CEP) has applied for a Zoning By Law Amendment to continue offering land based learning opportunities free to the children & families of Arthur year round through Copernicus Outdoor Nature Education Programs (CONEP). As CONEP is an initiative that will not be profitable in nature, we are kindly asking Council to consider reducing the \$10 000 fee for the Zoning By-Law Amendment application.

QUESTIONS ON AGENDA ITEMS

No registration for questions on agenda items.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, March 25, 2024
2. Public Meeting, March 25, 2024

RESOLUTION: 2024-115

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on March 25, 2024 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

Notice of Motion introduced by Councillor Steve McCabe at the Regular Council Meeting held on March 25, 2024.

RESOLUTION: 2024-116

Moved: Councillor McCabe

Seconded: Councillor Renken

WHEREAS, Margarette Rae Morrison Luckock, known as Rae Luckock was a feminist, social justice activist, peace activist and, with Agnes Macphail, one of the first two women elected to the Legislative Assembly of Ontario, in 1943;

AND whereas Margarette was originally from Arthur, in the Township of Wellington North;

AND whereas the remarkable history of this woman has been in the shadows for far too long;

I am introducing a Notice of Motion to have staff consult with the Province to investigate the feasibility of having a plaque commissioned in memory of Margarette in a similar manner to the plaque installed in memory of her father, James Morrison and bring a report back to Council with a recommendation, costing, timelines and suitable public location for the plaque.

CARRIED

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

3a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-117

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT all items listed under Items For Consideration on the April 8, 2024 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 Grand River Conservation Authority Summary of the General Membership Meeting held on March 22, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #1-2024 held on January 24, 2024 and Annual Meeting of the Membership #2-2024 held on February 14, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Source Protection Authority Meeting #1-24 held on January 24, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Chamber of Commerce Board Meeting held on March 12th, 2024.

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 March 21, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Grey Sauble Source Protection Committee Meeting #93 held on November 24, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Township of Wellington North Growth Management Action Plan Project Advisory Committee Meeting #3 held on March 19th, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-009 Consent Application B13-24, Reginald & Shirley Small (Severance).

AND THAT Council support consent application B13-24 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 \$250.00 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 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;
- THAT the retained lands be rezoned to prohibit residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and
- THAT zoning compliance be achieved 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 DEV 2024-010 Consent Application B18-24, Paul & Donna Green (Severance).

AND THAT Council support consent application B18-24 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 \$250.00 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 the Owner confirms location of the existing water service and sanitary sewer service by utility locates including field line painting and electronic copy on private property for the retained lot to ensure it is entirely within the retained lands; And further that servicing be provided to the retained lot to the satisfaction of the Township.
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT the owner obtain zoning approval for a reduction in interior side yard, proposed is 0.5 m whereas the by-law requires 1 m for the shed on the retained portion on the property; and
- THAT zoning compliance be achieved 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 DEV 2024-011 Consent Application B25-24, 1648308 Ontario Limited (Easement).

AND THAT Council support consent application B25-24 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 \$250.00 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 the Planning Report prepared by Curtis Marshall, Manager of Development Planning, dated March 28, 2024, regarding 5053745 Ontario Inc. (Jack's Way Subdivision), Property: Lots 13 & 14, Registered Plan 61M-253, Mount Forest Part Lot Control Exemption Application.

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-014 Community Improvement Program;

AND THAT Council approve a grant in the amount of \$5,000 to The Personal Empowerment Studio at 162 Main Street in Mount Forest.

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-015 Recognition of Outstanding Sports Achievements Policy; AND THAT Council approve the Recognition of Outstanding Sports Achievements Policy as presented;

AND FURTHER THAT Council direct Staff to implement the initiative.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-118

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report C&ED 2024-012 GRCA Heritage River Designation.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Mayor Lennox:

- Wellington North Power Annual Meeting is coming up at the end of May. We will have to appoint someone once the date has been set.

BY-LAWS

- a. By-law Number 028-2024 being a by-law to authorize an Aggregate Supply Agreement (Ferguson)

RESOLUTION: 2024-119

Moved: Councillor Renken

Seconded: Councillor Hern

That By-law Number 028-2024 be read and passed.

CARRIED

- b. By-law Number 030-2024 being a by-law to exempt lands from Part Lot Control 5053745 Ontario Inc. (Jack's Way Subdivision)
- c. By-law Number 031-2024 being a by-law to dedicate certain lands as part of the public highway in Wellington North in the County of Wellington

RESOLUTION: 2024-120

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 030-2024 and 031-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Jesse James, The Outlaw

Did Jesse James ride the country roads of Wellington County?

Between the end of the Civil War and his murder in 1882 at the hands of gang member Bob Ford, Jesse James was America's most notorious bandit. In the company of his brother Frank, their pals the Younger brothers, and other assorted ne'er-do-wells, James plundered banks, trains and stagecoaches.

Because of his "business," his whereabouts were not documented; however, according to local stories, Jesse James spent at least one winter in the area, dividing his time between Wellington and Grey counties. He was allegedly seen riding a beautiful horse on the backroads and was said to have various hideouts along his way north. In 1873, a botched train robbery at Turkey Creek, Iowa may have brought Jesse and Frank James to Ontario, as they were not seen in the United States for months.

Some stories say James did chores on a farm near Hopeville, and had meals with a neighbour named William Armstrong, who was a farmer and a preacher. In the forest near the road between Hopeville and Dundalk there was a small shack where a man named Chadwell lived. No one really knows whether Chadwell was his real name because he also used other names. The shack was crude but well hidden. Mr.

Armstrong recalled, "Jesse James was a fair sized man. He never talked. He would come in, eat his meals and walk out."

In one oft-repeated story, James was riding that beautiful horse through Guelph Township when he came to a tollgate. He tossed a \$20 gold piece to the gatekeeper, a young woman named Jane Lillie, because it was the smallest change he had. Lillie eventually moved to West Garafraxa, and the story of the gold piece became part of local lore. The Jesse James stories were published from time to time in the Mount Forest Confederate and the Arthur Enterprise News.

Meanwhile in West Garafraxa, Jim Gow had a logging operation in the Luther and Grand Valley area. The logs were cut and hauled to the Grand River to be floated down to a sawmill east of Fergus. Gow said he hired James to work at his camp.

In an article in the Arthur Enterprise News, it described a man thought to be James riding a beautiful horse up the Owen Sound Road through town heading north to Hopeville. The next account of James comes from Mulmur Township, where speculation has him burying gold along 10 Sideroad.

James was killed on April 3, 1882, in St. Joseph, Missouri.

Whether the story of James' time in our area is true or not, we will never know for sure. But what is interesting is that while James was supposedly in the area there was a bank robbery in Guelph and the thieves were never apprehended.

While we'll probably never know the facts, sometimes legends make reality and become more useful than facts.

Submitted by Bonny McDougall, Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2024-121

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 032-2024 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 April 8, 2024 be read and passed.

CARRIED

ADJOURNMENT

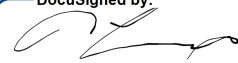
RESOLUTION: 2024-122

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Regular Council meeting of April 8, 2024 be adjourned at 3:05 p.m.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:
Karen Wallace
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CLERK