

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – JUNE 24, 2024
CLOSED SESSION AT 7:00 P.M., FOLLOWED BY OPEN SESSION
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
<https://www.youtube.com/watch?v=XT3WRyPzcZE>**

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

Staff Present:
Chief Administrative Officer: Brooke Lambert
Deputy Clerk: Catherine Conrad
Executive Assistant to CAO: Tasha Grafos
Chief Building Official: Darren Jones
Senior Project Manager: Tammy Stevenson
Manager Community & Economic Development: Mandy Jones
Recreation Service Manager: Tom Bowden
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-196

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda for the June 24, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared a pecuniary interest with the following:

ITEMS FOR CONSIDERATION

2. PLANNING

- a. Report DEV 2024-016, Consent Application B19-24, Karen Kammer Meier (Severance)
- b. Report DEV 2024-017, Consent Application B43-24, Beverly Gibson
- c. Report DEV 2024-018, Consent Application B45-24, Laverne & Erma Weber
- e. Report DEV 2024-020, Development Agreement – MAMTA Developments Inc., 645 Martin Street

for the following reason:

- Her employer has appendices attached to the reports or has worked on a portion of these reports in the past.

CLOSED MEETING SESSION

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

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

RESOLUTION: 2024-197

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 7:02 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

CARRIED

1. REPORTS

- Planning Report: OP-2021-01 & ZBA11-21, North Arthur Developments Inc. OLT Appeal –Update
- Correspondence dated June 17, 2024 requesting a lease agreement on unopened road allowance

2. REVIEW OF CLOSED SESSION MINUTES

- May 21, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-198

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 7:44 p.m.

CARRIED

RESOLUTION: 2024-199

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Planning Report: OP-2021-01 & ZBA11-21, North Arthur Developments Inc. OLT Appeal –Update;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-200

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated June 17, 2024 requesting a lease agreement on unopened road allowance;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-201

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the May 21, 2024 Council Meeting.

CARRIED

O'CANADA

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

Automated Speed Enforcement in select County Community Safety and School Zones Pilot Project to commence in Fall 2024

- Pilot project is scheduled for 1 year
- Possible expansion of Automated Speed Enforcement if the pilot project is successful, into municipal community safety and school zones
- Wellington North should begin to prioritize areas for enforcement

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-202

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the June 24, 2024 Regular Meeting of Council at 7:52 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A04/24 John Wheeler

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-203

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the June 24, 2024 Regular Meeting of Council at 8:11 p.m.

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda items registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, June 3, 2024

2. Public Meeting, June 3, 2024

RESOLUTION: 2024-204

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on June 3, 2024 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, 2e, 3a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-205

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the June 24, 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 minutes of the County of Wellington Joint Accessibility Advisory Committee meeting held on May 2, 2024.

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 June 11, 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 May 14, 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 #5 held on June 11, 2024

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table Meeting held on May 15, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated June 18, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report FAC 2024-003 Temporary Alcohol Policy Amendment – Get Yer Hillbilly on Ribfest;

AND THAT Council approve an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include a portion of the east parking lot at the Mount Forest Sports Complex for the Get Your Hillbilly on Ribfest Competition on July 18, 2024.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

Councillor Burke left the Council Chambers and did not participate as she had previously declared an indirect pecuniary interest.

RESOLUTION: 2024-206

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-016 Consent Application B19-24, Karen Kammer Meier (Severance).

AND THAT Council support this application, subject to the lot line being adjusted to comply with PPS Section 2.3.4.1 c) as per the Planning Report.

AND THAT should the Planning and Land Division Committee approve the consent as proposed on Application B19-24 the following matters are to be addressed as conditions of approval:

- 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 Owner obtain a Road Entrance Permit including payment of all applicable fees and charges and installation of a field entrance access on the west side of the retained land to the satisfaction of the Township of Wellington North;
- THAT the Owner remove all barns, sheds and feed storage bins, including existing foundations, and the site left in a graded level condition to the satisfaction of the Township;
- THAT the proposed property line be amended so that the large agricultural building remains on the retained agricultural lands;
- THAT the retained parcel 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 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

RESOLUTION: 2024-207

Moved: Councillor McCabe

Seconded: Councillor Hern

T THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-017 Consent Application B43-24, Beverly Gibson (Severance).

AND THAT Council support consent application B43-24 as presented by County Planning Staff 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, sanitary sewer and storm 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; and
- THAT zoning compliance be achieved to the satisfaction of the local municipality

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: 2024-208

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-018 Consent Application B45-24, Laverne & Erma Weber (Severance).

AND THAT Council support this application, subject to the lot line being adjusted to comply with the PPS and Official Plan policies regarding the mineral aggregate area.

AND THAT should the Planning & Land Division Committee approve the consent as proposed on Application B45-24, the following matters are to be addressed as conditions of approval:

- 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 driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North; and
- THAT the Owner deed to the Township daylight triangles, 9.0m x 9.0 m, as described in the Municipal Servicing Standards of corner lots that are adjacent to municipal roads;

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: 2024-209

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-020 regarding development agreement for MAMTA Developments Inc.;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the By-law to enter into a development agreement with Mamta Developments Inc.

CARRIED

Councillor Burke returned to the Council Chambers to rejoin the meeting.

RESOLUTION: 2024-210

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-019 regarding the final approval of the TBM HOLDCO Ltd. Amending Site Plan Control Agreement.

CARRIED

RESOLUTION: 2024-211

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-026 on the Butter Tart Trail;

AND THAT Council direct the Chief Administrative Officer to execute the Assignment of Trademark agreement.

DEFEATED

RESOLUTION: 2024-212

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-026 on the Butter Tart Trail.

CARRIED

Council directed staff to bring a report to a future Council meeting on how the Township of Wellington North could take the lead on revitalizing the Butter Tart Trail.

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- Mount Forest Aquatics Ad-Hoc Committee update
- Mount Forest Fireworks Festival Committee update

BY-LAWS

- By-law Number 052-2024 being a by-law to authorize a Lease Agreement between The Corporation of the Township of Wellington North and the Arthur Optimist Club (Part Lot 22, W/S Isabella Street, 244 Isabella Street, former Village of Arthur)
- By-law Number 053-2024 being a by-law to dedicate certain lands as part of the public highway in Wellington North in the County of Wellington
- By-law Number 054-2024 being a by-law to authorize a Municipal Funding Agreement on the Canada Community Building Fund between The Corporation of the Township of Wellington North and the Association of Municipalities of Ontario (AMO)
- By-law Number 055-2024 being a by-law to authorize the execution of a Development Agreement on Part Lot G MacDonald's Survey Part 2, 61R22213; Township of Wellington North
- By-law Number 056-2024 being a by-law to amend By-law 135-2022 being a by-law to appoint members to the Mount Forest Business Improvement Area Board of Directors

RESOLUTION: 2024-213

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 052-2024, 053-2024, 054-2024, 055-2024 and 056-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating the history of indigenous peoples in Wellington North

CONFIRMING BY-LAW

RESOLUTION: 2024-214

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 057-2024 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 June 24, 2024 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-215

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Regular Council meeting of June 24, 2024 be adjourned at 8:53 p.m.
CARRIED

MAYOR

DEPUTY CLERK