

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – SEPTEMBER 9, 2024
CLOSED SESSION PRIOR TO OPEN SESSION
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
[September 9, 2024, Township of Wellington North Council meeting \(youtube.com\)](https://www.youtube.com/watch?v=...)**

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

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Executive Assistant to the CAO:	Tasha Grafos
Director of Finance:	Jeremiah Idialu
Deputy Treasurer:	Laura Rooney
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Manager Community & Economic Development:	Mandy Jones
Economic Development Officer:	Robyn Mulder
Community Development Coordinator:	Mike Wilson
Director of Fire Services:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Senior Planner:	Jessica Rahim

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-279

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda and the Supplementary Agenda for the September 9, 2024 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke disclosed and indirect pecuniary interest with the following:

ITEMS FOR CONSIDERATION

2. PLANNING

- b. Planning Report prepared by Jessica Rahim, Senior Planner, dated August 30, 2024, regarding Marlanna Homes Inc., 500 -502, 532 – 546 Newfoundland

Street, Township of Wellington North (Mount Forest), Part Lot Control
Exemption Application (ZBA 13/24);

BY-LAWS

- c. By-law Number 078-2024 being a by-law to exempt from Part Lot Control, Marlana Homes Inc.

for the following reason:

My employer prepared appendices and has done work related to that parcel of land.

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;

- (d) labour relations or employee negotiations;

RESOLUTION: 2024-280

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:31 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;

- (d) labour relations or employee negotiations;

CARRIED

1. REPORTS

- Report HR 2024-002 union negotiation update September 2024
- Report INF 2024-014 being a report on the request to purchase a closed road allowance

2. REVIEW OF CLOSED SESSION MINUTES

- August 12, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-281

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 2:08 p.m.

CARRIED

RESOLUTION: 2024-282

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2024-002 union negotiations update September 2024;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-283

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-014 being a report on the request to purchase a closed road allowance;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-284

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the August 12, 2024 Council Meeting.

CARRIED

O'CANADA

PRESENTATIONS

1. Jamie Cooke, Watson & Associates Economists Ltd.

- Growth Management Action Plan – Draft Report
- Report C&ED 2024-039 Growth Management Action Plan

Mr. Cooke presented the Growth Management Action Plan Draft Report to Council.

Key Objectives of the Growth Management Action Plan include:

- Developing a long-term vision for growth and development to guide local decision-making.
- Describing the type of growth the community wants and where it should occur.
- Implementing the County's growth forecasts and policy directions through a local lens.
- Preparing a high-level assessment of growth impacts from a services/infrastructure perspective.
- Suggesting areas for further review and study.

RESOLUTION: 2024-285

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the Growth Management Action Plan – Draft Report presented by Jamie Cooke, Watson & Associates Economists Ltd.

CARRIED

RESOLUTION: 2024-286

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-039;

AND THAT the Council of the Township of Wellington North adopt the Growth Management Action Plan.

CARRIED

2. Moya Taylor, EIT, Asset Management Advisor, PSD Citywide Inc.

- Township of Wellington North 2024 Asset Management Plan presentation
- Township of Wellington North 2024 Asset Management Plan

Ms. Taylor presented the 2024 Asset Management Plan. Her presentation outlined:

- The need to organize infrastructure assets, understand what services we provide, and ensure accountability to residents and stakeholders for the services they use.
- What Asset Management involves
- Ontario Regulation 588/17 Compliance
- Updating, reviewing and public posting of Asset Management Plans
- Current state of municipal infrastructure
- What process improvements can increase confidence in analysis and decision making
- The Township's financial capacity to meet long-term capital requirements
- Mitigation of risks associated with asset failure
- Identifying the most economic intervention
- Accurate prediction of future expenditure requirements
- Recommendations and next steps

RESOLUTION: 2024-287

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the 2024 Asset Management Plan;

AND FURTHER THAT Council endorse the Asset Management Plan as presented by PSD Citywide Inc.

CARRIED

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-288

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the September 9, 2024 Regular Meeting of Council at 2:51 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- Eli Bauman (7649 Sideroad 3 E), A07/24

PUBLIC MEETING

- 5053745 Ontario Inc (461 Wellington St E), Zoning By-law Amendment 14/24
- Peter & Elaine Ballinger (8384 Line 4), Zoning By-law Amendment 17/24

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-289

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North resume the September 9, 2024 Regular Meeting of Council at 4:05 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 080-2024 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 5, S Part Lot 9 with a civic address of 8384 Line 4, Peter and Elaine Ballinger)

RESOLUTION: 2024-290

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 080-2024 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, S Part Lot 9 with a civic address of 8384 Line 4, Peter and Elaine Ballinger)

CARRIED

DEPUTATIONS

- a. Susan Zucchero, Director of Development, Tribute Communities
 - Zoning By-law Amendment 10/24, 510 Eliza Street (Arthur), Township of Wellington North

Ms. Zucchero appeared before Council to express Tribute Communities' objection to Zoning By-law Amendment (ZBA) 10/24 which seeks to permit a ready-mix concrete plant at 510 Eliza Street, which is directly adjacent to their lands.

Concerns outlined by Ms. Zucchero regarding the Zoning By-law Amendment application included:

- Lacks critical information about land use compatibility;
 - Has not provided adequate assurance that potential negative impacts will not be experienced by neighbouring properties and the surrounding community; and
 - Fails to consider how the proposed plant will impact Arthur's ability to grow northward in the years to come.
- b. Lucas Arnold, North Arthur Developments Inc.
 - 510 Eliza Street Rezoning Application 10/24

Marcus Gagliardi, Cachet Homes, appeared before Council to express concerns about the 510 Eliza Street Rezoning Application 10/24. Cachet Homes owns the property to the immediate west and south of the property. Mr. Gagliardi asked that Council defer the application and requested a land use study be completed and determine mitigation recommendations.

He spoke regarding the requirement for applicants to assess compatibility as part of their rezoning application in accordance with the D-6 Guidelines and not just as part of the Provincial approval process.

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda items were registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, August 26, 2024

RESOLUTION: 2024-291

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council held on August 26, 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

1c, 2a, 2b, 3a, 3b, 4a, 6d

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-292

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the September 9, 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 Arthur Business Improvement Association Meeting held on August 21, 2024.

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 August 23, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-038 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Loan and Grant and a Building Conversion and Improvement Grant in the amount of \$7,500.00 to Be Sure Financial, 149 George Street, Arthur.

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-041 being a report on the 2025 Rates and Fees Amendment; AND THAT Council approves the rates as amended.

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law.

THAT the Council of the Corporation of the Township of Wellington North receive Report ENV 2024-002 being a report to set the 2025 water and wastewater fees and charges;

AND THAT Council authorize a 1.5% increase to water and wastewater rates for the year 2025 consistent with the recommendations from the 2020 Water and Wastewater Rate Study prepared by DFA Infrastructure International Inc. dated November 13, 2020;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 022-2024 Dog licensing fees;

AND THAT Council authorize an increase in the price of dog tags to \$25.00, effective January 1, 2025;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to enter into a pet licensing agreement with Docupet for a period of five years.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-023 Request for Abandonment for Borges Drain 'C' from Station C9+91 to C0+00 Lot 21 Concession 6, Township of Wellington North; and

THAT Council approve the request for abandonment of a portion of the Borges Drain Branch 'C' from station C9+91 to C0+00 in Lot 21 Concession 6 in the Township of Wellington North;

AND FURTHER THAT the Mayor and Clerk are authorized to sign the by-law to abandon the drainage works.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 024-2024 being a report on Arthur Drain 6 awarding of tender.

AND THAT the Council of the Township of Wellington North award Tender RFT 2024-013 to Marquardt Farm Drainage Ltd. at a cost of \$206,142.00.

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

THAT the Council of the Corporation of the Township of Wellington North receive correspondence dated August 27, 2024 from Ed McGugan, Chair, Maitland Valley Conservation Authority regarding MVCA 2024-2026 Draft Watershed Strategy.

THAT the Council of the Corporation of the Township of Wellington North receive correspondence from Chris White, Chair, Grand River Conservation Authority dated August 23, 2024 regarding Grand River Conservation Authority's Conservation Areas Strategy – Consultation Period.

THAT the Council of the Corporation of the Township of Wellington North receive correspondence from John M. Alati, Davies Howe Land Development Advocacy & Litigation, dated September 3, 2024, regarding written submission of North Arthur Developments Inc. (Cachet), Application No. ZBA 10/24, Clark Brothers Contracting Ltd., 510 Eliza Street, Wellington North

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-293

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Joint Fire Services Oversight Committee meeting held on August 14, 2024.

CARRIED

RESOLUTION: 2024-294

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jessica Rahim, Senior Planner, County of Wellington, dated August 30th, 2024, regarding Recommendation Report - Zoning By-law Amendment (ZBA10-24), Clark Brothers Contracting c/o Steve Clark (Teeswater Concrete), PT Park Lots; 1 and 2 S Macaulay St., 510 Eliza St, Arthur, Township of Wellington North;

AND THAT in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law.

CARRIED

Councillor Burke left the meeting by turning her camera off and did not participate in discussion as she had declared a pecuniary interest.

RESOLUTION: 2024-295

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jessica Rahim, Senior Planner, dated August 30, 2024, regarding Marlanna Homes Inc., 500 -502, 532 – 546 Newfoundland Street, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application (ZBA 13/24).

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2024-296

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report C&ED 2024-040 being a report on the 2024 Mayor's Charity Bonspiel.

CARRIED

RESOLUTION: 2024-297

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2024-007 being a report on 2025 fees and charges by-law updates (various services);

AND THAT Council direct staff to proceed with the updates to reflect the changes outlined herein for the 2025 calendar year;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the By-law.

CARRIED

RESOLUTION: 2024-298

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 023-2024 Heritage Trust Provincial Plaque for Margarete Rae Morrison;

AND THAT Council approve \$11,000.00 in the 2025 budget for this project.

CARRIED

NOTICE OF MOTION

No notice of motion tabled

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor McCabe (Ward 4):

- Saugeen Valley Conservation Authority has hired Erik Downing as the new General Manager.
- There is a ROMA meeting next week

BY-LAWS

- a. By-law Number 076-2024 being a by-law to repeal By-law 026-2004 being a by-law to set fees and charges for various services in the Corporation of the Township of Wellington North
- b. By-law Number 077-2024 being a by-law to abandon a portion of the Borges Drain C 7402 Sideroad 8W, Lot 21 Concession 6 in the Township of Arthur, now the Township of Wellington North
- c. By-law Number 078-2024 being a by-law to exempt from Part Lot Control, Marlana Homes Inc.

- d. By-law Number 079-2024 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Plan Crown Svy Part Park Lots 1 and 2, S Macaulay St, RP;61R20566, Part 1 with a civic address of 510 Eliza St, Arthur, Wellington North)

Councillor Burke left the meeting by turning her camera off and did not participate in discussion as she had declared a pecuniary interest.

RESOLUTION: 2024-299

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT By-law Number, 078-2024 be read and passed.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2024-300

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 076-2024, 077-2024, and 079-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Saturday nights on Main Street in Mount Forest

CONFIRMING BY-LAW

RESOLUTION: 2024-301

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 081-2024 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 September 9, 2024 be read and passed.

CARRIED

ADJOURNMENT

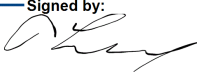
RESOLUTION: 2024-302

Moved: Councillor Hern


Seconded: Councillor Renken

THAT the Regular Council meeting of September 9, 2024 be adjourned at 4:42 p.m.

CARRIED

Signed by:


 MAYOR

DocuSigned by:


 CLERK