

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – JANUARY 13, 2025 AT 2:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

**[January 13, 2025, Township of Wellington North Council Meeting \(youtube.com\) Part 1](#)
[January 13, 2025, Township of Wellington North Council Meeting \(youtube.com\) Part 2](#)**

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
Executive Assistant to the CAO:	Tasha Grafos
Director of Finance:	Jeremiah Idialu
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Senior Project Manager:	Tammy Stevenson
Manager Environment and Development Services:	Corey Schmidt
Manager Recreation Community & Economic Development:	Mandy Jones
Community Recreation Coordinator:	Shelley LeBlanc
Community Development Coordinator:	Mike Wilson
Manager of Development Planning:	Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2025-001

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Agenda for the January 13, 2025 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke disclosed an indirect pecuniary interest with

ITEMS FOR CONSIDERATION

2. PLANNING

- a. Report DEV 2025-001, Consent Application B103-24 BJD Investments Inc./Dingwall Investments Inc.

as one of the appendices was prepared by her employer.

O'CANADA**COUNTY COUNCIL UPDATE**

Campbell Cork, Ward 3 County Councillor

Councillor Cork provided the following:

Wellington County OPP

- Sixty ride checks were conducted over the Christmas season. There were 1,027 Provincial Offense Notices and an additional 633 warnings issued.
- Fatal overdoses in Wellington County were zero in 2024. In 2023 there were three, and in 2022 there were four.
- Photo radar is starting this week across the County with one site in each member municipality. Tickets are issued to owner of vehicles, not drivers. The photo radar camera only records licence plates, not drivers. It operates 24/7, not just during school hours.

Solid Waste Services

- The minimum \$10 fee is now in effect at the landfill site and transfer stations for all loads. The fee is expected to reduce the amount of traffic coming in with small loads instead of putting it out at the curb. This will open up room to accept other items for diversion from being buried at the landfill site. The expanded list of diverted materials includes mattresses, drywall and shingles. They are also looking for a source to take carpet and concrete.
- Recycling is being transferred to producers on July 1st. From now until July 1st the \$10 fee will not be charged for recycling.

County Budget

- Over the next ten years the County will spend over 630 million on capital projects, including infrastructure and buildings that have fallen behind on maintenance. Some of that funding is being financed by debt. The ten-year plan suggests the County's debt will top 75 million by 2033 and then start going down. About 14 million will come from property taxes and the rest will be paid through development charges. This reflects the amount of growth that we are undergoing, and the amount of infrastructure and changes to infrastructure needed to accommodate that growth. The ten-year plan is available on the County website.
- This year's levy is proposed at a 3.9% increase, with 2.4% of that increase being for roads.

PRESENTATIONS

1. Alison Armstrong, Manager, Communication, Stakeholder Relations and Physician Recruitment, North Wellington Health Care
 - Request for Support and Funding for Community Physician Recruitment Initiatives

Ms. Armstrong and Dr. Julie Weinstein were present to thank Council for their past support with physician recruitment and provide an update on recruitment efforts.

Ms. Armstrong provided the following update:

- Dr. Natalya O'Neill was welcomed in the summer of 2024. She had been a medical trainee for over two years and decided to stay on because of the community and her colleagues. It was a perfect transition as Dr. Perrin retired.
- Involvement with Practice Ready Ontario program looking at international medical trainees coming to Ontario to work. A matched physician is offered a job for three years and then can decide if they want to stay long term.
- Attending Medical Recruitment Fairs at every Ontario medical school
- Attended the Society of Rural Physicians of Canada Conference with Dr. Weinstein
- Joined Southern Ontario Physician Recruitment Alliance to market internationally, with participate in Medical Fairs in the states.
- Marketing video created to show what Wellington North is like.

Dr. Weinstein stated she came to Mount Forest seven years ago, largely in part due to Alison. The clinic and hospital focus on residencies, mostly through McMaster. The physician lounge is used for activities and team building. Residents are given the opportunity to experience our rural community.

2. Andrew Coburn, Coburn Insurance Brokers Ltd., Broker of Record
Colin Smith, Intact Public Entities, Regional Manager
 - 2025/2026 Insurance and Risk Management

Mr. Coburn provided a review of the state of the insurance industry; an update on municipal property insurance, automobile insurance, municipal casualty insurance and cyber insurance; a review of the Township's municipal insurance program; the Intact Public Entity proposal; and a year over year comparison. Mr. Coburn stated that the industry is stabilizing, and increases are lower on certain policies.

RESOLUTION: 2025-002

Moved: Councillor Renken

Seconded: Councillor McCabe

THT the Council of the Corporation of the Township of Wellington North accept the proposed insurance coverage for the Township of Wellington North for insurance renewal year beginning January 31, 2025 as applicable to the policies.

CARRIED

3. Grand River Conservation Authority, Samantha Lawson, CAO; Sonja Radoja, Manager of Corporate Services (Retiring); and Kayleigh Keighan, Manager of Finance (replacing Sonja upon retirement)
 - 2025 Budget Presentation

Ms. Lawson and Ms. Radoja provided an overview of the Grand River Conservation Authority and Watershed, outlined strategic priorities, budget challenges, comparison of Budget 2024 vs Draft Budget 2025, and municipal funding increases

4. Saugeen Valley Conservation Authority, Erik Downing, General Manager/Secretary Treasurer; and Adam Chalmers, Corporate Services Manager
 - 2025 Budget Presentation

Mr. Downing reviewed the three categories of programs and services; corporate services; planning and regulations, campgrounds, forestry, non-revenue, motorpool, capital water infrastructure, water quality, and flood forecasting and warning accomplishments and goals; the 2025 budget and Wellington North's general levy.

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, December 16, 2024

RESOLUTION: 2025-003

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on December 16, 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, 3c, 4a, 4b

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2025-004

Moved: Councillor Renken

Seconded: Councillor Burke

THAT all items listed under Items for Consideration on the January 13, 2025 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 summary of the Grand River Conservation Authority General Membership Meeting held on December 13, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #9-2024 held on November 20, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Sarah Kurtz, Planning Student; Curtis Marshall, Manager of Development Planning; County of Wellington, dated January 13, 2025 regarding Church, Cemetery and Parochial School (Gary Martin), Concession 6, Part Lot 9 (West Luther), Recommendation Report (ZBA 18/24)

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2025-002 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B88-24 Gary Martin, Part Lot 9, Concession 6 with no civic number, in the hamlet of Damascus (Severance);
- B89 -24 Gary Martin, Part Lot 9, Concession 6 with no civic number, in the hamlet of Damascus (Easement);
- B92-24 12375532 Canada Inc., Part Park Lot 6, s/s Smith St., Crown Survey known as 335 & 341 Smith St. in the village of Arthur (Lot Line Adjustment); and
- B93-24 12375532 Canada Inc., Part Park Lot 6, s/s Smith St., Crown Survey known as 335 & 341 Smith St. in the village of Arthur (Lot Line Adjustment).

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-001 being the Building Permit Review for the month of October 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-002 being the Building Permit Review for the month of November 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington, correspondence dated December 3, 2024 regarding the County Official Plan Review – OPA 16 Urban Boundary Expansions Report

THAT the Council of the Corporation of the Township of Wellington North receive the Ministry of Natural Resources correspondence dated December 12, 2024 to Conservation Authorities regarding extension of Minister's direction for conservation authorities regarding fees changes associated with planning, development, and permitting fees.

THAT the Council of the Corporation of the Township of Wellington North receive the Crime Stoppers Guelph Wellington Winter 2024/025 Newsletter.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

Councillor Burke left the meeting by turning her microphone and camera off and she did not participate in discussion or voting.

RESOLUTION: 2025-005

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-001 Consent Application B103-24 BHD Investments Inc./Dingwall Investments Inc. (Severance).

AND THAT Council support consent application B103-24 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

- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;

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: 2025-006

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2025-003 being the Building Permit Review for the month of December 2024.

CARRIED

RESOLUTION: 2025-007

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-004 update on recreation programs.

CARRIED

RESOLUTION: 2025-008

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-005 being a report on 320 King St., E., Mount Forest, the Mount Forest Community Centre.

AND THAT Council approve the phased work-plan and general timelines outlined in this report;

AND FURTHER THAT Council direct staff to review anticipated capital and operating costs for the Mount Forest Community Centre and report back on anticipated requirements in 2025.

CARRIED

NOTICE OF MOTION

Councillor Renken introduced the following notice of motion:

THAT Council direct staff to prepare a report on the feasibility of clearing the track at the Mount Forest Community Centre in the winter to accommodate dog walkers who use it daily, many of whom are seniors.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Received a comment from a new resident regarding fantastic snow removal.

Councillor Hern (Ward 3):

- GRCA strategic plan meeting will be a half day on Friday, January 17, 2025.

- Arthur Chamber of Commerce meeting last week. There are two new members.
- Mount Forest Chamber of Commerce meeting next week.

Councillor McCabe (Ward 4):

- SVCA AGM is Friday, January 17th. He is unable to attend.
- ROMA Conference is this Saturday, January 18th to Tuesday, January 21st.

BY-LAWS

- a. By-law Number 001-2025 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Concession 6, Part Lot 9, former Township of West Luther, Gary Martin – Church, Cemetery, ad Parochial School)

RESOLUTION: 2025-009

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 001-2025 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Dr. Helen Reynolds

CONFIRMING BY-LAW

RESOLUTION: 2025-010

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 002-2025 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 January 13, 2025 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2025-011

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Regular Council meeting of January 13, 2025 be adjourned at 3:47 p.m.

CARRIED

Signed by:



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MAYOR

DocuSigned by:

Karren Wallace

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CLERK