

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – JUNE 23, 2025 AT 4:30 P.M.  
CLOSED SESSION PRIOR TO OPEN SESSION AT 4:30 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH  
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING  
[June 23, 2025, Township of Wellington North Council Meeting \(youtube\)](#)**

**Members Present:**

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

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Brooke Lambert</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Executive Assistant to the CAO:</b>	<b>Tasha Grafos</b>
<b>Director of Finance:</b>	<b>Jeremiah Idialu</b>
<b>Human Resources Manager:</b>	<b>Amy Tollefson</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Manager of Infrastructure and Engineering:</b>	<b>Tammy Stevenson</b>
<b>Manager Recreation Community &amp; Economic Development:</b>	<b>Mandy Jones</b>
<b>Director of Fire Services:</b>	<b>Chris Harrow</b>
<b>Deputy Fire Chief:</b>	<b>Marco Guidotti</b>
<b>Deputy Fire Chief:</b>	<b>Callise Loos</b>
<b>Manager of Development Planning:</b>	<b>Curtis Marshall</b>

**CALLING TO ORDER**

Mayor Lennox called the meeting to order.

**ADOPTION OF THE AGENDA**

RESOLUTION: 2025-161

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the June 23, 2025 Regular Meeting of Council be accepted and passed with the following amendments:

- The order of business be amended to provide for deputations to be made in advance of regular business.

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Burke declared an indirect pecuniary interest with Items for Consideration, 2. Infrastructure, item a. Report INF 2025-010, Cork Street Urbanization; specifically,

the portion dealing with Mamta Developments Inc. as her employer did survey work on that project.

### **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;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

RESOLUTION: 2025-162

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 4:35 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;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

CARRIED

### **1. REPORTS**

- Verbal report municipal solicitor, infrastructure
- C&ED 2025-018 sale of land
- C&ED 2025-021 sale of land

### **2. REVIEW OF CLOSED SESSION MINUTES**

- April 22, 2025

### **3. RISE AND REPORT FROM CLOSED MEETING SESSION**

RESOLUTION: 2025-163

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 5:54 p.m.

CARRIED

RESOLUTION: 2025-164

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the verbal report from the municipal solicitor regarding infrastructure;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2025-165

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-018, sale of land;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2025-166

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-021;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2025-167

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 22, 2025 Council Meeting.

CARRIED

The Mayor recessed the meeting at 5:56 p.m. and the resumed the meeting at 6:09 p.m.

## **DEPUTATIONS**

1. Paolo Pambianchi, Arthur Green Developments Inc.

- Sewer allocation for 164 George Street, Arthur, and 168 George Street, Arthur

Mr. Pambianchi appeared before Council to request confirmation of the necessary sewage allocation originally contemplated for the affordable, purpose-built rental housing in the central business area of Arthur on a pre-existing brand-new sewer lateral with adequate capacity. He received a letter regarding a moratorium on sewer allocation; but, assumed with the receipt of the site plan application process and the heavy weighting of the project as an infill development in the commercial central zone with affordable housing opportunities, that it did have the allocation. Submissions were made for multiple properties, but confirmation has not been received. The

property at 164 George Street will have nine residential units and 168 George Street will have seven.

Staff confirmed ten allocations are available for small infill awarded at the building permit stage, however the applications on George Street have not met site plan approval requirements, so a building permit will not be issued at this time.

2. Amber Stewart, Amber Stewart Law

- Cork Street Urbanization, John Welton Custom Homebuilding Ltd., Sunvale Homes

Ms. Stewart addressed Council on behalf of her client, John Welton, Sunvale Homes, is opposed to the proposed cost-sharing arrangement for the urbanization of Cork Street. She requested a deferral to allow further consultation. She noted she has a legal concern about the Township's ability to impose a requirement to share in costs that are not reasonable, or required, to accommodate this development. If required, the costs should have been included in the development charges. It is not fair to ask Sunvale Homes to contribute significantly to improvements benefiting existing development. Mr. Welton is willing to collaborate on a fair cost-sharing plan and requested deferral of the matter to allow time for resolution. She advised if the proposal is imposed, they may appeal to the tribunal.

3. Travis Burnside, Eng, Cobide Engineering

- Cork Street Urbanization, Harjinder Kang, Mamta Developments Inc.

Mr. Burnside appeared before Council on behalf of Mamta Developments and stated that he is also the engineer for Sunvale Homes. He noted they believe there is no legal basis to request additional funding on top of the development charges, stating existing developments in the area paid considerably less. His client is asking that Council defer this report and propose that staff reconsider the cost sharing and set up a meeting with developers to discuss this further and work towards an amicable solution.

**QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)**

1. Robert MacFarlane, Senior Associate, Zelinka Priamo Ltd.

- Report INF 2025-011, Mount Forest Drive Urbanization

Mr. MacFarlane appeared before Council representing Choice Properties REIT Ontario Properties Limited, owner of 504 Main St. N noting his client is opposed to the additional fees. He advised the proposed urbanization is based on a pedestrian connection that is not grounded in an identified need as Mount Forest Drive dead ends beyond his client's property and has no identified, or planned, extension to facilitate extension beyond the client's property. There is no policy in the Official Plan that would warrant this staff report or recommendation or necessitate his client's obligation to provide funding for this upgrade. His client is committed to improving the

site, but requests deferral to allow time for them to work with staff to facilitate what would be reasonable for a development of this nature.

**O'CANADA****AWARDS / DECLARATION / RECOGNITION**

- Wellington Heights Secondary School Special Olympics Bocce Team
- Ontario Volunteer Awards Presentation
- Senior of the Year

**ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING**

1. Regular Meeting of Council, June 2, 2025

RESOLUTION: 2025-168

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council held on June 2, 2025 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, 2c, 3a, 5b, 6a, 7a, 9a

**ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION**

RESOLUTION: 2025-169

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the June 23, 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 minutes of the County of Wellington Accessibility Advisory Committee meeting held on May 1, 2025.

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 10, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-013 being a report on award of the Main Street Rehabilitation project;

AND THAT Council award RFT 2025-020 to Cox Construction Limited at a cost of \$1,771,143.56 inclusive of taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with this project for road work by \$189,148 funded from the Capital Infrastructure Reinvestment Reserve Fund;

AND FURTHER THAT Council direct staff to increase the budget associated with this project for sanitary work and water work by \$442,629 funded from the consolidated Sanitary and Waterworks Reserve Fund;

AND FURTHER THAT Council direct staff to invoice \$11,549.76 to A & M Investments Inc. for the decommissioning of the existing water service on Main Street South in Mount Forest;

AND FURTHER THAT Council authorize Manager of Infrastructure and Engineering or their designate to sign any necessary agreements with Cox Construction Limited to execute the Main Street Rehabilitation project.

THAT the Council of the Corporation of the Township of Wellington North receive the Tri-Fire Services Quarterly Report, January to March 2025.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated June 17, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2025-004 Tile Drain Loan Small – 9168 Highway 6;

AND THAT Council approve the requested tile drain loan in the amount of \$50,000.00 for a term of ten years at 6%;

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

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CBO 2025-009 being the Building Permit Review for the month of May 2025.

THAT the Council of the Corporation of the Township of Wellington North receive Report receive Report CLK 2025-006 being a report to set the Council meeting schedule for 2026.

AND THAT Council approves the Council meeting schedule for 2026.

CARRIED

#### **CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION**

RESOLUTION: 2025-170

Moved: Councillor McCabe

Seconded: Councillor Burke

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 2, 2025.

CARRIED

Councillor Burke left the meeting as she had previously declared pecuniary interest.

RESOLUTION: 2025-171

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT Council defer Report INF 2025-010 Cork Street Urbanization

CARRIED

RESOLUTION: 2025-172

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-010 Cork Street Urbanization;

AND THAT Council approves the cost sharing approach for the development requirement of Cork Street Urbanization between Princess Street and Martin Street with the Opinion of Probable Cost to be calculated using residential units and funding to be split between Township of Wellington North, Aitken, Sunvale Subdivision Development and Mamta Subdivision Development as follows:

- Township of Wellington North - \$966,250
- Aitken Custom Framing - \$36,750
- Sunvale Subdivision Development - \$671,250
- Mamta Subdivision Development - \$261,750

AND FURTHER THAT Council direct staff to include Cork Street Urbanization requirement for Sunvale Subdivision Development and Mamta Subdivision Developments as part of their Development Agreement and funds to be received prior to the start of interior servicing to the individual developments in order to implement the conditions of approval of those subdivision developments;

AND FURTHER THAT Council direct staff to include future sidewalk contribution from Aitken Custom Homes as part of the Development Agreement and funds to be received prior to the start of servicing to the individual development;

AND FURTHER THAT Council approve a budget of \$75,000 for the Cork Street Reconstruction engineering design as part of the 2026 Capital Budget.

Motion to defer was moved and seconded and carried.

Councillor Burke returned to the meeting.

RESOLUTION: 2025-173

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT Council defer Report INF 2025-011 Mount Forest Drive Urbanization.

CARRIED

RESOLUTION: 2025-174

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-011 Mount Forest Drive Urbanization;

AND THAT Council approves the cost sharing approach for the development requirement of Mount Forest Drive Urbanization between Main Street to dead end to be split between Township of Wellington North and Choice Properties as follows:

- Township of Wellington North - \$593,000
- Choice Properties - \$307,000;

AND FURTHER THAT Council direct staff to include Mount Forest Drive Urbanization requirement for Choice Properties as part of their Development Agreement and funds to be received prior to the start of servicing to the development in order to implement the conditions of approval of the development;

AND FURTHER THAT Council approve a budget of \$75,000 for the Mount Forest Drive Reconstruction engineering design as part of the 2026 Capital Budget.

DEFERRED

Council provided direction to staff to confirm the need for sidewalks between Main Street to the dead end.

RESOLUTION: 2025-175

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-012 being a report on Spring Traffic Counts for information.

CARRIED

RESOLUTION: 2025-176

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report FIRE 2025-004, Tri-Fire Service Strategic Plan



CARRIED

RESOLUTION: 2025-177

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-011 regarding the final approval of the Highland Farm Service Inc. Site Plan Control Agreement for the new Maple Lane Farm Service Inc. location.

CARRIED

RESOLUTION: 2025-178

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-017 Community Improvement Plan application;

AND THAT Council approve a Building Conversion and Improvement Grant in the amount of \$5,000 to Panini and Pour Inc. for business upgrades.

CARRIED

RESOLUTION: 2025-179

Moved: Councillor McCabe

Seconded: Councillor Burke

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community;

AND WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions;

AND WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment;

AND WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office;

AND WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables;

AND WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office;

AND WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out

against harassment and negativity in politics and called on elected officials to uphold the highest standards of conduct;

AND WHEREAS H.E.R. Halton has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process;

AND WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan “Parliamentary Civility Pledge” to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.

NOW THEREFORE BE IT RESOLVED:

THAT Council of the Corporation of the Township of Wellington North supports the Elect Respect pledge and commits to:

Treat others with respect in all spaces—public, private, and online,

Reject and call out harassment, abuse, and personal attacks,

Focus debate on ideas and policies, not personal attacks,

Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,

Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and

Model integrity and respect by holding one another to the highest standards of conduct.

AND THAT Council calls on elected officials, organizations and community members to support the Elect Respect campaign and sign the online pledge at [www.electrespect.ca](http://www.electrespect.ca).

AND FURTHER THAT a copy of this resolution be sent to the Association of Municipalities of Ontario, and Matthew Rae, Perth Wellington MPP.  
CARRIED

#### **NOTICE OF MOTION**

No notice of motion tabled.

#### **COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor Burke (Ward 2):

- The Mount Forest Aquatics Ad-Hoc Advisory Committee has raised \$260,000. The Southgate donation was acknowledged, and there have been some

smaller donations received. They continue to actively look for donations to get to eighty percent and are looking for a little over 900,000.

- Mount Forest Fireworks Festival Committee is still looking for volunteers. There are a lot of reoccurring events. A new event this year is looking to embrace the number of pizza shops in Mount Forest with the Battle of the Bites, a pizza show down on the Friday night.
- Hospital Gala final numbers are not in yet as they are calculating their final expenses. The last item auctioned raised over \$52,000.
- Attended Wellington Heights Secondary School Commencement and presented three awards on behalf of the Township.

Councillor McCabe (Ward 4):

- Attended a ROMA meeting June 10 to 13 at Mississippi Mills, which is the zone of the Chair. It coincided with the Healthy democracy summit.
- Meeting Minister of Rural Affairs Thompson in Clinton tomorrow.

#### **BY-LAWS**

- By-law Number 037-2025 being a by-law to authorize a Lease Agreement between The Corporation of the Township of Wellington North and the Arthur Food Bank (described as Crown Survey Part Lot 48, 146 George Street, sometimes known as the former Village of Arthur Municipal Office, in the Township of Wellington North, former Village of Arthur)
- By-law Number 038-2025 being a by-law to authorize the execution of Connecting Links Program Contribution Agreement with His Majesty the King in right of Ontario (s represented by the Minister of Transportation) and The Corporation of the Township of Wellington North for Smith Street Arthur)
- By-law Number 039-2025 being a rating by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the Tile Drainage Act
- By-law Number 040-2025 being a by-law to set the rates for 2025 taxation and to provide for the collection thereof

RESOLUTION: 2025-180

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 037-2025, 038-2025, 039-2025, and 040-2025 be read and passed.

CARRIED

#### **CULTURAL MOMENT**

- Celebrating the Swamp Sisters

**CONFIRMING BY-LAW**

RESOLUTION: 2025-181

Moved: Councillor Burke

Seconded: Councillor: McCabe

THAT By-law Number 042-2025 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 June 23, 2025 be read and passed.

CARRIED

**ADJOURNMENT**

RESOLUTION: 2025-182

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Regular Council meeting of June 23, 2025 be adjourned at 8:24 p.m.

CARRIED

Signed by:  
  
80A715C71324C9...  
**MAYOR**

DocuSigned by:  
*Karren Wallace*  
80A715C71324C9...  
**CLERK**