

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – OCTOBER 20, 2025 AT 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85219403174>

Or join by phone:

Canada: 855 703 8985 (Toll Free) or 1 647 374 4685 (long distance charges may apply)

Webinar ID: 852 1940 3174

AMENDED BY REMOVING THE WATER WASTEWATER RATE STUDY

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the October 20, 2025 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

O'CANADA

AWARDS / DECLARATION / RECOGNITION

- a. Arthur U9 Lacrosse Team
- b. Arthur Fair Ambassador – Mikayla Humphrey

COUNTY COUNCIL UPDATE

Campbell Cork, County Councillor, Ward 3

PRESENTATIONS

- a. Sarah Wilhlem, Manager of Policy Planning, and Jameson Pickard, Senior Policy Planner, County of Wellington 001
 - County Official Plan Review – OPA 131 Rural Area Policies and Growth

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the October 20, 2025 Regular Meeting of Council at : p.m. for the purpose of holding meetings under the Planning Act.

COMMITTEE OF ADJUSTMENT

- A14/25 Minor Variance - Arnold & Karissa Bouwman

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the October 20, 2025 Regular Meeting of Council at : p.m.

DEPUTATIONS

- | | |
|---|-----|
| a. Daphne Rappard Community Gardens | 021 |
| • Relocation of Mount Forest Community Garden | |
| b. Report C&ED 2025-038, Community Gardens | 024 |

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-038 being a report on the Community Gardens Program.

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- | | |
|--|-----|
| 1. Regular Meeting of Council, October 6, 2025 | 027 |
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Recommendation:

THAT the minutes of the Regular Meeting of Council held on October 6, 2025 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Recommendation:

THAT all items listed under Items For Consideration on the October 20, 2025 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

ITEMS FOR CONSIDERATION

- | | |
|---|-----|
| 1. MINUTES | |
| a. Maitland Valley Conservation Authority Membership Meeting #6-2025, June 18, 2025 | 034 |

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #6-2025 held on June 18, 2025.

- b. Grand River Conservation Authority Summary of the General Membership Meeting, September 26, 2025 039

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Grand Conservation Authority Summary of the General Membership Meeting held on September 26, 2025.

- c. Saugeen Valley Conservation Authority Board of Directors Meeting, July 17, 2025 040

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority Board of Directors Meeting held on July 17, 2025.

2. PLANNING

- a. Planning Report from Jamie Barnes, Planner, County of Wellington, dated October 9, 2025, regarding 61R21979 PART 4, 461 Wellington St. E, Mount Forest, Zoning By-law Amendment (ZBA 10/25), Removal of Holding (H) Provision 044

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report from Jamie Barnes, Planner, County of Wellington, dated October 9, 2025, regarding 61R21979 PART 4, 461 Wellington St. E, Mount Forest, Zoning By-law Amendment (ZBA 10/25), Removal of Holding (H) Provision;

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

- b. Report DEV 2025-016, Consent Application B25-25 Trustees of St. Andrew's Presbyterian Church of Canda 049

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-016 Consent Application B52-25 St. Andrew's Presbyterian Church of Canada (Severance).

AND THAT Council support consent application B52-25 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.

- c. Report DEV 2025-017, Consent Application B53-25 Trustees of St. Andrew's Presbyterian Church of Canada 055

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-017 Consent Application B53-25 St. Andrew's Presbyterian Church of Canada (Severance).

AND THAT Council support consent application B53-25 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 provides documentation that existing municipal and private service(s) locations are within the severed parcel (166 Birmingham St E), with no encroachments to the lands being retained (196 Fergus St N). The existing water service, sanitary service and/or storm service to be located by utility locates including field line painting and electronic copy on private property be filed with the Infrastructure Department, to the satisfaction of the Township. Contact Infrastructure Department prior to complete the work; and
- THAT if the existing municipal or private service(s) for the severed lands trespasses onto the retained lands, a new service shall be installed through the Service Connection Policy process to the severed lands and private pipe to be installed entirely on the severed lands at the expense of the Owner by obtaining a Service Connection Permit;

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.

- d. Report DEV 2025-018, Consent Application B57-25 Yvonne Bailes-Mulder 061

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-018 Consent Application B57-25 Yvonne Bailes-Mulder (Lot Line Adjustment).

AND THAT Council support consent application B57-25, provided the lot area is reduced to 0.4 – 0.8 ha (1-2 ac) to reflect a typical rural residential lot, 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 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;

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.

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| e. Report DEV 2025-019, Site Plan Agreement - 5053745 Ontario Inc., 461 Wellington Street East | 067 |
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Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-019 regarding the final approval of the 5053745 Ontario Inc. Site Plan Control Agreement for the property at 461 Wellington Street East, Mount Forest.

3. FINANCE

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| a. Vendor Cheque Register Report, October 13, 2025 | 082 |
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Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated October 13, 2025.

4. ADMINISTRATION

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| a. Report CAO 2025-010, Housing update | 087 |
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Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2025-010, Housing update;

AND THAT Council request that the County of Wellington allocate \$1,000,000 in funding available for attainable housing towards the capital funding required for infrastructure directly supporting growth, specifically the second phase of the Arthur Waste Water Treatment Plan.

5. COUNCIL

- a. Crime Stoppers Guelph Wellington, Fall 2025 Newsletter

103

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Crime Stoppers Guelph Wellington, Fall 2025 Newsletter.

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Wellington North Cultural Roundtable
- Upper Grand Trailway Wellington Sub Committee
- Mount Forest Aquatic Ad Hoc Advisory Committee

Councillor Burke (Ward 2):

- Mount Forest Business Improvement Area
- North Wellington Health Care Corporation Louise Marshall Hospital Board of Directors
- Mount Forest Aquatic Ad Hoc Advisory Committee
- Mount Forest Fireworks Festival Committee
- Lynes Blacksmith Shop Committee

Councillor Hern (Ward 3):

- Mount Forest & District Chamber of Commerce
- Arthur & District Chamber of Commerce
- Arthur Business Improvement Area
- Grand River Conservation Authority

Councillor McCabe (Ward 4):

- Wellington County Farm Safety Committee
- Saugeen Valley Conservation Authority
- Wellington North Health Professional Recruitment Committee
- Upper Grand Trailway Wellington Sub Committee
- ROMA Zone 2 Chair

Mayor Lennox:

- Committee of Adjustment
- Wellington North Power
- Ex Officio on all committees

BY-LAWS

- a. By-law Number 065-2025 being a by-law of The Corporation of the Township of Wellington North to constitute and appoint members to the Town of Minto of Revision for the Minto Drain 3 Drainage Works

105

- b. By-law Number 066-2025 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part of Park Lot 3 S/S Birmingham St and is municipally known as 461 Wellington Street E.) 107

Recommendation:

THAT By-law Number 065-2025 and 066-2025 be read and passed.

CULTURAL MOMENT

- Celebrating Joseph Driscoll 110

CONFIRMING BY-LAW

112

Recommendation:

THAT By-law Number 067-2025 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 October 20, 2025 be read and passed.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of October 20, 2025 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Mount Forest Chamber of Commerce Meeting, Chamber Office	Tuesday, October 21, 2025	5:00 p.m.
Mount Forest Chamber of Commerce, Annual General Meeting, Topsy Fox, Mount Forest	Tuesday, October 28, 2025	12:00 p.m. to 2:00 p.m.
Regular Council Meeting	Monday, November 3, 2025	2:00 p.m.
Remembrance Day, Office Closed	Tuesday, November 11, 2025	
Mount Forest BIA Meeting, Mount Forest & District Sports Complex, Meeting Room	Tuesday, November 11, 2025	8:00 a.m. to 9:00 a.m.
Arthur Chamber of Commerce Meeting, Arthur Area Community Centre, Upstairs	Wednesday, November 12, 2025	5:30 p.m. to 6:30 p.m.
Cultural Roundtable Meeting, Arthur Area Community Centre, Upstairs	Thursday, November 13, 2025	12:00 p.m. to 2:00 p.m.
Regular Council Meeting	Monday, November 17, 2025	7:00 p.m.
Arthur BIA, virtual	Wednesday, November 19, 2025	7:30 p.m. to 8:30 p.m.



COUNTY OF WELLINGTON

Committee Report



PLANWELL

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
 Jameson Pickard, Senior Policy Planner
Date: Thursday, September 11, 2025
Subject: **County Official Plan Review – OPA 131 Rural Area Policies and Growth**

1.0 Purpose of Report

This report provides an overview of draft Official Plan Amendment 131 (OPA 131). This County-initiated amendment provides rural area policy updates, re-allocates 120 households from Erin to Puslinch and addresses rural residential and employment growth needs in Puslinch. This amendment is part of the County's Official Plan Review.

2.0 Report Highlights

- This report sets the stage for staff to seek feedback and prepare for future public consultation on proposed OPA 131.
- No decisions on the proposed amendment are being requested at this time.
- After circulation and public consultation on OPA 131, a more detailed planning report will be brought forward for consideration by Planning Committee.

3.0 Background

The County's ongoing Official Plan Review was launched in late 2019 as a joint municipal comprehensive review (MCR) and 5-year review. Since that time, the County's primary focus has been on completing the MCR component to fulfill the requirements of the Provincial Growth Plan for the Greater Golden Horseshoe. However, the Province streamlined and combined the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan) into one document. As a result, the 2024 Provincial Planning Statement (2024 PPS) came into effect October 20, 2024 and all land use planning decisions are required to be consistent with its policies.

4.0 Purpose of the Official Plan Amendment

The purpose of Official Plan Amendment 131 (OPA 131) is to:

- Add and change rural area policies to align with the 2024 Provincial Planning Statement;
- Re-allocate a portion of Erin's rural residential growth to Puslinch;
- Expand Aberfoyle and redesignate lands to Residential, Highway Commercial, Residential Transition Area, Policy Area PA7-9, Core Greenlands and Greenlands;
- Modify the rural residential severance cut-off date in Puslinch to May 1, 2025 and keep it as March 1, 2005 in Erin and Minto;
- Designate new rural employment area lands in Puslinch, implement site-specific policies and modify the existing Puslinch Industrial Policy; and
- Complete other policy changes and map corrections.

5.0 Main Changes to Official Plan

This section provides a description of the main changes resulting from proposed OPA 131. Appendix A includes a summary of the key areas of the amendment and mapping. The full draft OPA and other relevant material is posted online at: www.wellington.ca/planwell and [Puslinch by Design-Employment Land Study](#).

5.1 Provincial Planning Statement (PPS) Consistency

5.1.1 Rural Area Policy Updates

Rural areas are defined by the PPS as a “system of lands within municipalities that may include *rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas*, and resource areas.” OPA 131 deals primarily with PPS policy consistency for rural lands and prime agricultural areas of the County. Rural lands means “lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.” Changes proposed in OPA 131 focus on:

- Aligning permitted uses in prime agricultural areas with the PPS (i.e. on-farm diversified uses, agriculture-related uses, etc.)
- Additional agricultural impact assessment requirements when introducing new non-agricultural uses in the prime agricultural area
- Incorporating an “agricultural systems” approach and aligning with the “rural areas” concept
- Adding policies to enable municipalities to choose whether to apply Minimum Distance Separation (MDS) to on-farm diversified uses
- Other changes to add and revise definitions
- Removing language allowing smaller agricultural lots in prime agricultural areas
- Allowing consideration of lot creation for infrastructure in prime agricultural areas in keeping with the PPS
- Clarifying size of severance for residence surplus to a farming operation
- Aligning rural employment area policies with more flexible Provincial policy approach

With respect to rural residential growth, the prohibition on new residential lot creation in prime agricultural areas was carried forward into the new PPS. However, for rural lands outside of the Greenbelt, the new PPS policies provide more flexibility. The policies allow growth and development to be directed to rural lands outside of rural settlement areas but leaves it up to municipalities to determine how.

Planning staff are not proposing changes to allow new Country Residential or Lifestyle Communities in the rural area County-wide or to allow additional lots within existing rural clusters as part of the County’s PPS consistency exercise. Through OPA 131, rural growth would continue to be directed to rural settlement areas (Secondary Urban Centres and Hamlets) and through Secondary Agricultural Area severances to achieve the County’s long-term growth forecast to 2051.

With respect to rural clusters, the County added policy 6.5.4 Rural Clusters through OPA 119. This policy was added to the Plan as a commitment to conduct a review of potential constraints to the supply of rural residential lots in the Secondary Agricultural Area. This assessment was completed in September 2024 (report PD2024-29). Policy 6.5.4 is no longer needed and is proposed to be removed through OPA 131.

5.1.2 Urban Employment Area Policy Updates

These changes clarify when Schedule A (County Growth Structure) amendments are required. For Industrial designated lands in the Town of Erin and Township of Centre Wellington where local official plans are in effect, the requirement for a duplicate County Official Plan Amendment is eliminated.

5.2 Rural Phase 3B - Residential

The residential component of the County's Phase 3B Rural Growth Review was launched in September 2024 as part of a rural residential growth analysis (report PD2024-29). The Town of Erin and Township of Puslinch councils were asked to provide input about how to address their long-term rural residential growth needs. County planning staff reported on the input received and considered options for addressing the rural area housing shortfall through report PD2025-20 (June 2025).

As detailed in the June report, considering Provincial, County and local priorities for rural growth, Puslinch and Erin would have a balance between their supply and growth forecast by:

1. Reallocating a 120 unit rural residential growth shortfall from Erin to Puslinch;
2. Assigning growth to support potential expansion of Aberfoyle and Arkell; and
3. Changing the severance date to May 1, 2025 as it applies to the Secondary Agricultural Areas of Puslinch only.

5.2.1 Reallocation from Erin to Puslinch

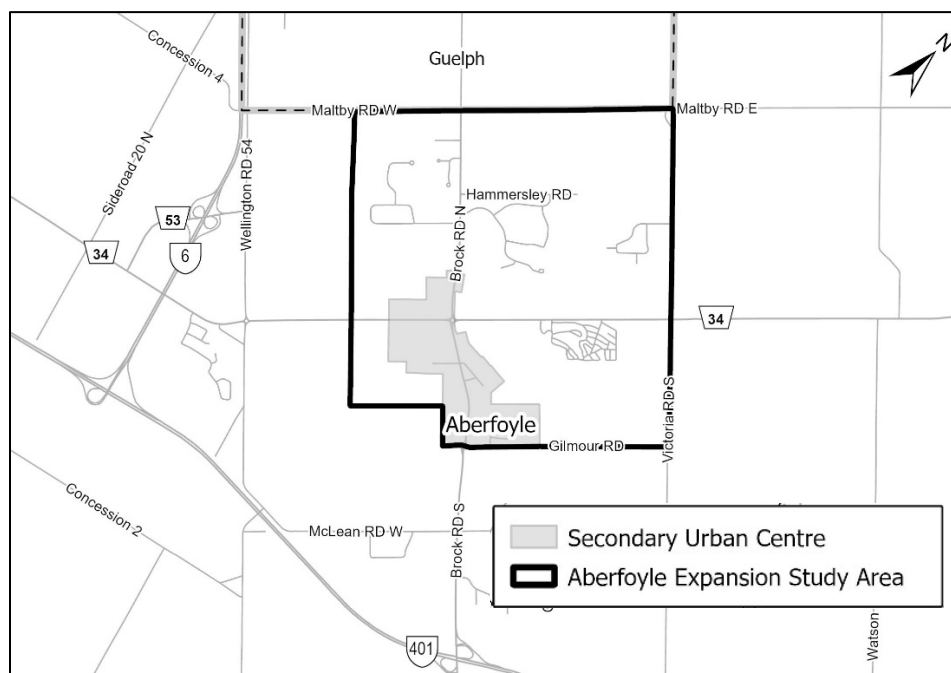
The reallocation of 120 units is in keeping with Town of Erin Council's preference to limit rural growth opportunities to those which currently exist through vacant units in Hamlets and other rural residential areas, existing vacant rural lots and potential supply from new rural severances under current policies.

5.2.2 Aberfoyle Urban Boundary Expansion

As part of addressing the identified household need for Puslinch to 2051 an expansion to the Secondary Urban Centre of Aberfoyle is being proposed. This expansion is to provide approximately 200 rural residential housing units. There is also a parcel at the southeast corner of Maltby Road E and Brock Road N considered for rounding out of an existing commercial use.

As shown in Figure 1, a Study Area was endorsed by Puslinch Council to investigate options for expanding Aberfoyle. The Study Area has a northern limit of Maltby Road, an eastern limit of Victoria Road S, a southern limit of Gilmour Road, and a western limit of the midway point of Concession 7 and Part Lots 16 through 22. Wellington Road 46 (Brock Road S) and Wellington Road 34 are major County roads which bisect the area.

Figure 1 Study Area Boundary - Aberfoyle Expansion



The Study Area is the most populated area in the Township of Puslinch and contains the current Secondary Urban Centre of Aberfoyle. Aberfoyle is the only Secondary Urban Centre in Puslinch that can be potentially expanded (Morriston is in the Greenbelt) and is a focus area for residential, commercial, recreational and public uses for the Township. Public uses include:

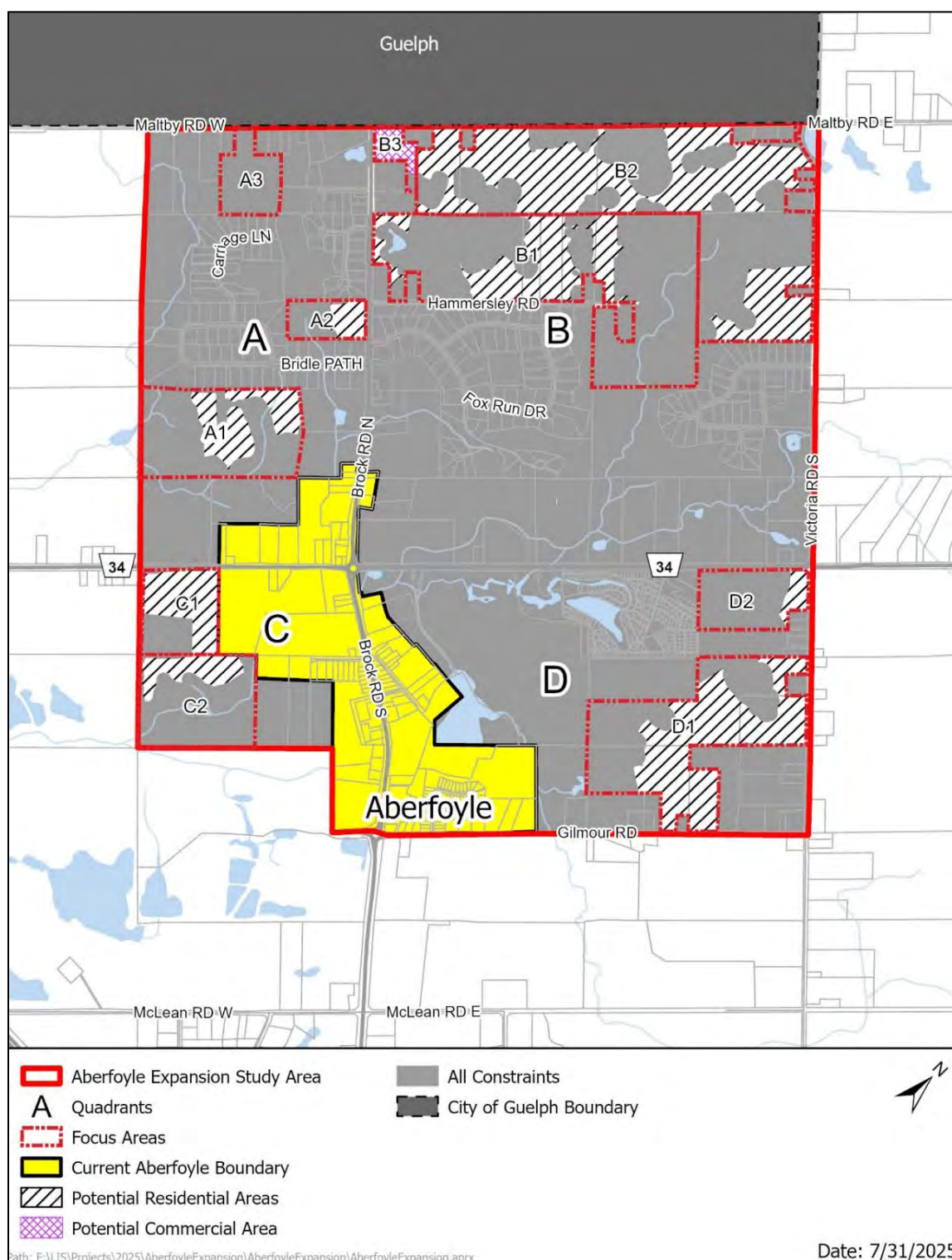
- Township Municipal Office
- Township Fire Station
- Aberfoyle Public School
- Community Centre
- Park
- Trail System
- Recreational Facilities
- County Library
- County Aberfoyle Garage

As part of the identification of constraints (Figure 2) and evaluation of locations for the expansion of Aberfoyle the following assessments were completed:

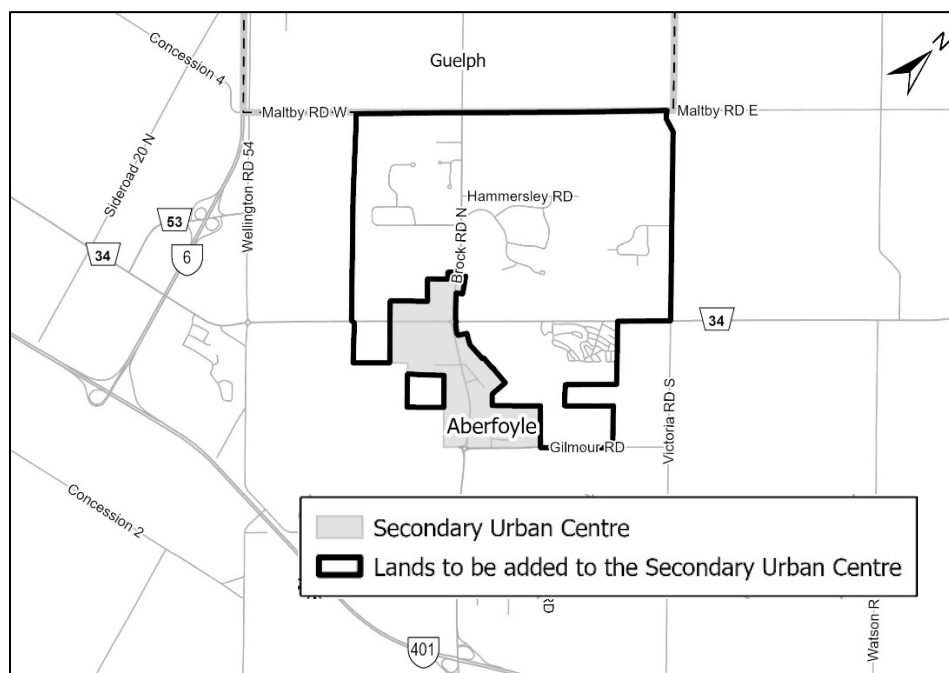
- Aggregate Impact Assessment, County of Wellington, September 2025
- Agricultural Impact Assessment, County of Wellington, September 2025
- Minimum Distance Separation (MDS) Study, Colville Consulting Inc., July 29, 2025
- Planning Impact Assessment, County of Wellington, September 2025

These studies are posted online at: www.wellington.ca/planwell and form the basis for the preferred expansion option (Figure 3) which aligns with the Provincial Planning Statement and Wellington County Official Plan.

Figure 2 **Aberfoyle Expansion Constraint Areas**



The Study Area also contains lands within the Mineral Aggregate Resource Overlay of the County Official Plan.

Figure 3 Preferred Option - Aberfoyle Expansion

More detailed mapping excerpts of OPA 131 are included in Appendix A (Figures A1 through A4). Land use changes within the expanded boundary are reflected in Figure A2 and include redesignations to recognize existing and new Residential and Highway Commercial lands. Woodlands areas (which are considered significant) have been recognized as new Greenlands areas and a small Core Greenlands update is also included.

5.2.3 Rural Residential Severance Cut-off Date

Rural residential lot creation in the Secondary Agricultural Area under section 10.4.4 of the Official Plan is part of the rural portion of the local municipal growth strategy in Erin, Minto and Puslinch. The County Official Plan uses a date restriction to align the rate of severances to the applicable rural growth allocation of households and population to 2051 in accordance with Provincial planning policy. OPA 131 changes the cut-off date from March 1, 2005 to May 1, 2025 for Puslinch and keeps the March 1, 2005 date the same for Erin and Minto. As previously stated, additional information is provided in Report PD2024-29 and PD2025-20.

5.2.4 Other Changes

There are vacant lands to the rear of the County's Aberfoyle Garage located at 7396 Wellington Road 34. These lands are currently designated Core Greenlands (floodplain and wetlands) and Secondary Agricultural. As these lands are to be added to Aberfoyle an urban designation needs to be applied. Small pockets of land have been added to the Industrial designation and the remainder have been added to the Residential Transition Area designation. A site-specific policy area (PA7-9) has been added to respond to future needs which may arise for public uses to serve the Puslinch community (Figure A3).

Housekeeping changes are also included to align the mapped boundary of existing policy area PA7-2 (Mill Creek Residential Area) and PA7-6 (Mini Lakes) with property boundaries (Figure A2). Another minor change is proposed to redesignate half of the residential property at 7388 Wellington Road 34 from Industrial to Residential (Figure A3).

5.3 Puslinch Focused Changes – Rural Employment

5.3.1 Study Background

A policy was introduced through OPA 119 (County Growth Structure) for a “Regionally Significant Economic Development Study Area” to identify additional land for rural employment growth in Puslinch. The Study was needed to address policies of the Growth Plan for the Greater Golden Horseshoe (2019) and determine the best location for new rural employment area lands. County consultants (Watson and Associates) had previously calculated a need for a minimum of 30 ha of additional rural employment area land in Puslinch as part of the County’s Municipal Comprehensive Review. This need was based on a planning horizon of 2051.

After the study commenced, the Province made significant changes to the Provincial policy framework by introducing a new Provincial Planning Statement in 2024 and revoking the Growth Plan outside of the Greenbelt. One key difference in the 2024 PPS is that planning for employment areas may extend beyond the 2051 time horizon. This change provides more flexibility for municipalities in the amount of employment land which can be designated.

5.3.2 Study Results

Later named, “Puslinch by Design: Employment Land Study”, the County of Wellington and Township of Puslinch retained NPG Planning Consultants to complete the Study. Puslinch by Design is based on the following documents:

Phase 2 Background Report including the following Background Papers:

- Employment Land Market Study
- Transportation
- Municipal and Private Servicing
- Land Use Planning and Land Use Compatibility
- Aggregates
- Agriculture
- Natural Heritage
- Design
- Cultural Heritage Resources

Phase 3 Detailed Planning Study

Phase 4 Land Options Report

Phase 5 Recommended Land Option and Land Use Report

Phase 5 Addendum Report

These documents are available at the following link: [Puslinch by Design-Employment Land Study](#).

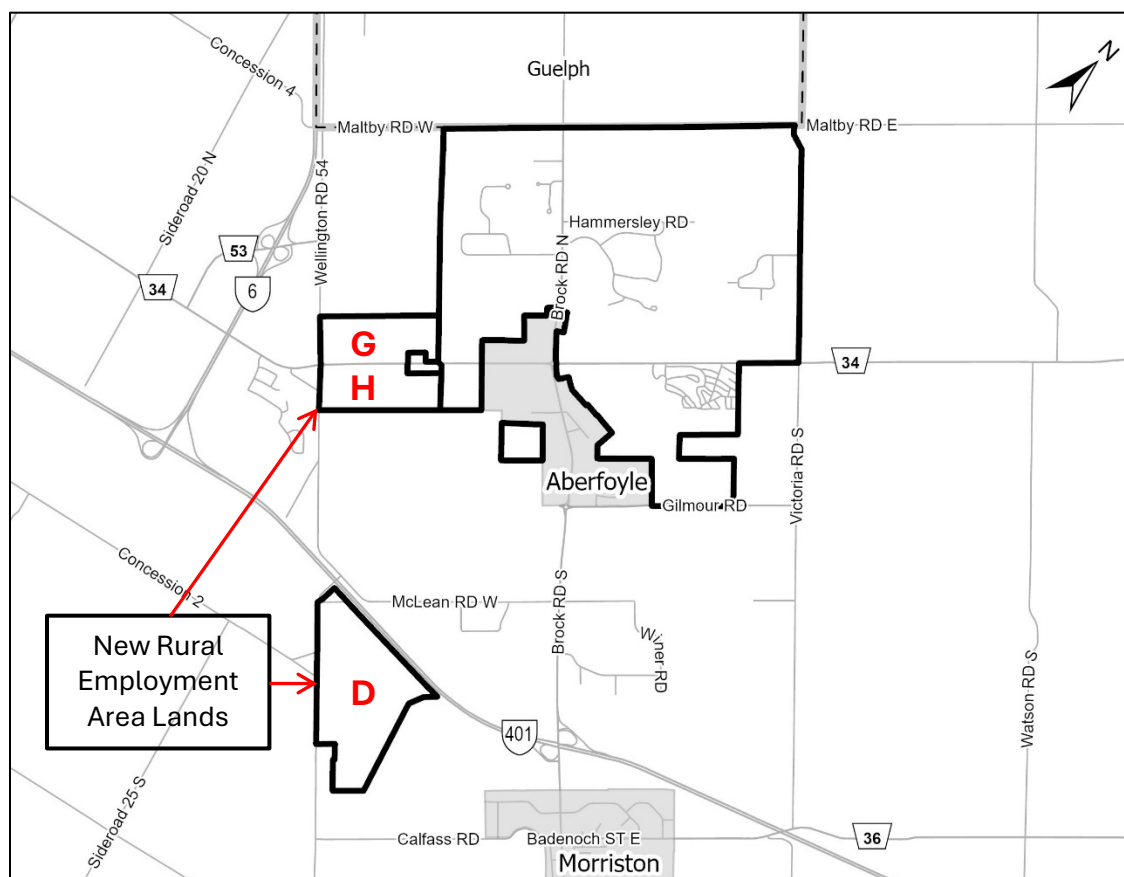
5.3.3 Lands Selected for Rural Employment Area Growth

At a meeting of July 23, 2025 Puslinch Council supported Area D (86 ha), G (23.30 ha) and H (30.1 ha) as locations for future rural employment area growth within the Study Area (Figure 4). This accounts for a total net area of 139.4 ha (345 ac) of Secondary Agricultural Area land to be redesignated Rural Employment Area. As there are mineral aggregate area resources within Area D which may be extracted in the future, identification of Area G and H will provide additional development options.

More detailed mapping excerpts of OPA 131 in Appendix A show the location of:

- New Rural Employment Areas;
- Site-specific policy area (PA7-10) for newly identified prestige rural employment areas (Part of Area D along Highway 401 and all of Area G and H); and
- Site-specific policy area (PA7-11) for a newly identified rural employment area (Part of Area D).

Figure 4 Location of New Rural Employment Area Lands



5.3.4 Changes to Puslinch Industrial Policy (Section 9.8.3)

OPA 131 also includes changes to an existing policy in the Official Plan: 9.8.3 Puslinch Industrial Policy. New policies have added a requirement for a Transportation Plan and a Concept Plan for designated lands west of the Hanlon Expressway. The Transportation Plan is to establish an internal road network and prohibit employment generated traffic from using Sideroad 20 N. Driveway access to Sideroad 20 N is also prohibited for employment uses. Other policies are added to address Design Guidelines, road infrastructure, communal wells, and land use compatibility.

Policies are also removed which allow for additional uses which do not comply with the new Provincial definition of employment area.

5.3.5 Minimum Distance Separation

Minimum Distance Separation I (MDS I) calculations were completed as part of the Agriculture Background Paper of the Study. A worst case scenario Type B land use was applied (which doubles the separation distance compared to a Type A land use). As the proposed new rural employment areas are

limited to industrial uses outside a settlement area, a Type A land use would apply per MDS guideline #33. Planning staff confirmed this interpretation with the Ministry of Agriculture, Food and Agribusiness (OMAFRA).

As a result, Area G and H no longer have MDS encroachments and encroachments in the southern portion of Area D are significantly reduced. To ensure that the Rural Employment Area designation will not hinder potential expansion of livestock operations near Area D, policies have been added to the site-specific policy area PA7-11 in OPA 131 to support zoning relief for MDS II setbacks.

6.0 Pre-Consultation Process

County staff attended Puslinch Council on June 18, 2025 and July 23, 2025 to finalize the limit of the primary study area for expansion of Aberfoyle.

County staff also had preliminary discussions with Harden Environmental Services Ltd. and the Wellington Source Water Protection Risk Management Official regarding Puslinch-focused changes in OPA 131. Proposed water quantity policies extending into Puslinch will be released this fall for public engagement. Staff will continue to review ground water policies as they may relate to OPA 131.

In July 2025 County staff consulted with the following Provincial ministries regarding Rural Phase 3B and Phase 4 of our work programme:

- Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA)
- Ministry of Energy and Mines (Mines)
- Ministry of Municipal Affairs and Housing (MMAH)
- Ministry of Natural Resources (MNR)
- Ministry of Environment, Conservation and Parks (MECP)
- Ministry of Citizenship and Multiculturalism (MCM)

As the associated official plan amendment will be processed under Section 26 of the Planning Act, it will be circulated to the Province as part of the land use planning approvals process for review and approval.

7.0 Conclusion

Planning staff are satisfied that the proposed amendment should be circulated to County departments, local municipalities, Indigenous communities, commenting agencies, and individuals or organizations on the mailing list, and should be made available to the public for comment and discussion at public meetings to be scheduled in the future.

The full draft OPA and other relevant material is posted online at: www.wellington.ca/planwell.

Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

Making the best decisions for the betterment of the Community

Recommendations:

That the County Official Plan Review – OPA 131 Rural Area Policies and Growth report be received for information.

That the County Clerk circulate this report to Member Municipalities for information.

That draft OPA 131 Rural Area Policies and Growth be circulated for comments.

That staff be directed to schedule and hold an open house(s) under the Planning Act to provide the public with opportunities to review and comment on the amendment.

That the Planning Committee be authorized to hold a public meeting under the Planning Act at the appropriate time.

Respectfully submitted,



Sarah Wilhelm, RPP, MCIP
Manager of Policy Planning



Jameson Pickard, RPP, MCIP
Senior Policy Planner

In consultation with/approved by:

Aldo Salis, Director, Planning and Development
Scott Wilson, Chief Administrative Officer

Appendix A Key Details of the Amendment

Appendix A

Key Details of the Amendment

1. County-wide PPS Rural Area Policy Consistency

Aligns the rural area policies with the 2024 Provincial Planning Statement by:

- Updating permitted use policies in the prime agricultural area.
- Implementing an agricultural system approach to enhance protection of agricultural land base in the County and support the viability of agri-food network.
- Requiring new non-agricultural uses in the prime agricultural area to avoid or minimize impacts on the agricultural system as demonstrated through an agricultural impact assessments or equivalent analysis.
- Permitting lot creation in the prime agricultural area for infrastructure where the use or facility cannot be accommodated through an easement or existing right-of-way.
- Revising residence surplus to a farming operation severance policies to strengthen lot size requirements.
- Aligning the County Official Plan with the Rural Area concept of the PPS.
- Revising existing and adding new definitions in accordance with the PPS related to agriculture.
- Other changes to clarify and support the implementation of the rural area policy framework in the County.
- Removal of policy 6.8.4 which places restrictions on the type of employment areas uses outside of settlement areas as it is based on a Growth Plan policy which no longer applies.

2. Re-allocation of Erin Rural Residential Growth to Puslinch

Makes changes to re-allocate a portion of the Town of Erin's projected rural growth to 2051 (120 households and a population of 300) to the Township of Puslinch.

3. Puslinch Rural Residential Growth

Makes sufficient rural residential land available in Puslinch over the long-term by changing the severance cut-off date in Puslinch and expanding Aberfoyle:

- Change the rural residential severance date to May 1, 2025 as it applies to the Secondary Agricultural Areas of Puslinch.
- Expand the Secondary Urban Centre boundary of Aberfoyle.
- Change land use designations within the expanded Aberfoyle boundary:
 - From Secondary Agricultural and Country Residential to Residential, Highway Commercial, Industrial, Residential Transition Area, Core Greenlands and Greenlands.
- Add a new policy area (PA7-9) Aberfoyle Garage to County lands within the current and expanded Aberfoyle boundary to provide flexibility for future needs.

- Make housekeeping changes to:
 - Align the mapped boundary of existing policy area PA7-2 (Mill Creek Residential Area) and PA7-6 (Mini Lakes) with property boundaries.
 - Change land use designation from Industrial to Residential for a residential property at 7388 Wellington Road 34.

4. Puslinch Rural Employment Growth

To make sufficient rural employment land available in Puslinch over the long-term.

- Change land use designation from Secondary Agricultural to Rural Employment Area.
- Add new policy area (PA7-10) to establish site-specific policies for newly identified prestige rural employment areas.
- Add new policy area (PA7-11) to establish additional site-specific policies for newly identified rural employment areas.
- Make changes to section 9.8.3 Puslinch Industrial Policy by adding policies to implement Puslinch by Design: Employment Land Study to address road infrastructure, transportation, concept plan, communal wells and land use compatibility and deleting subsection (a).

5. Other Changes

Other changes include:

- Updates to clarify: (1) when amendments to County Growth Structure (Schedule A) mapping is required; and (2) when amendments are not required for employment conversions where a local Official Plan Amendment has been approved for such a conversion to take place.
- Removal of rural cluster policy 6.5.4 applicable to Secondary Agricultural Areas as the necessary assessment has been completed.
- Clarify that the rural residential severance date of March 1, 2005 continues to apply to the Secondary Agricultural Areas of Erin and Minto.

Figure A1 **Location of Proposed Aberfoyle Expansion**

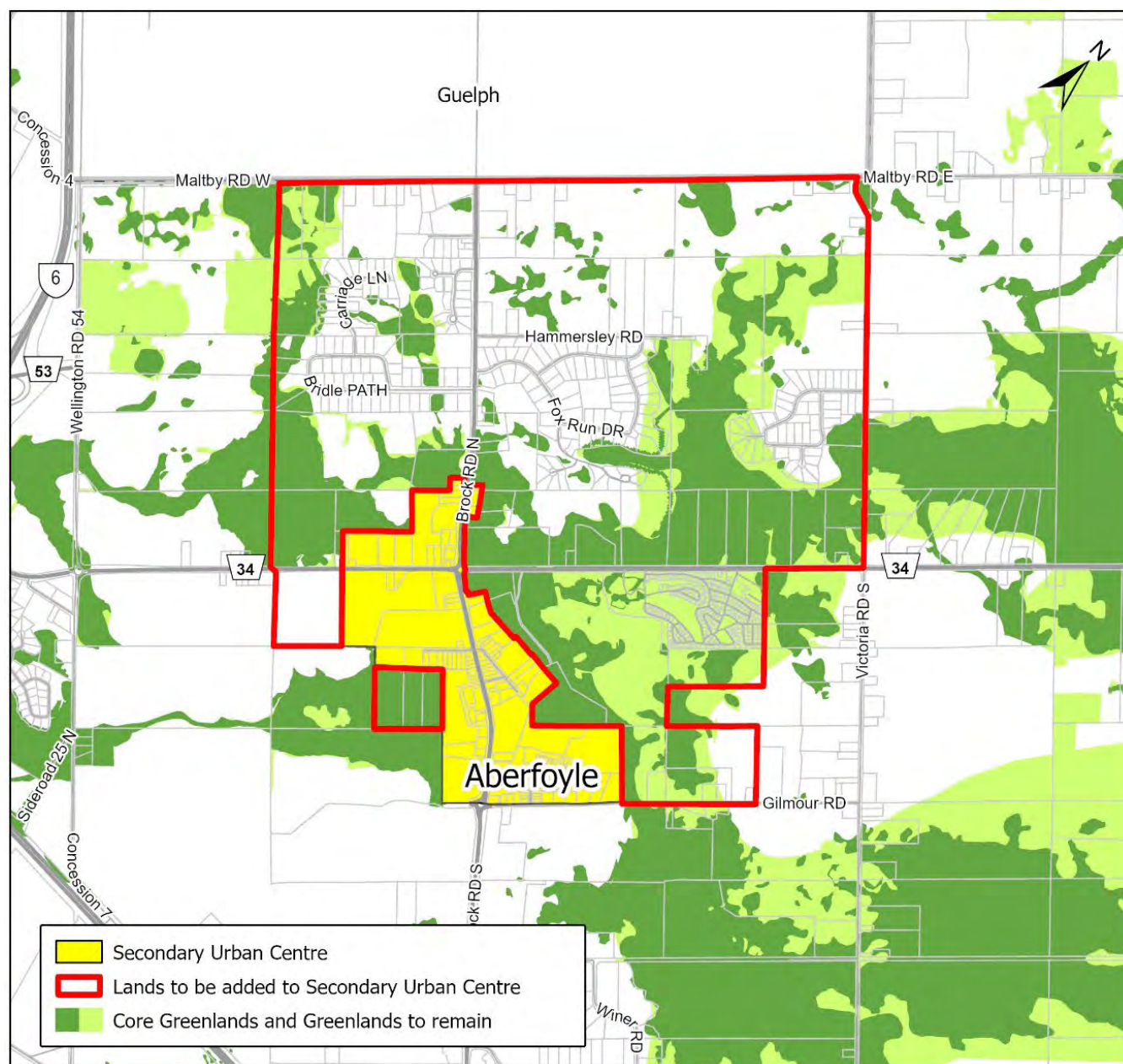


Figure A2 Proposed Land Use Designations within Proposed Aberfoyle Expansion

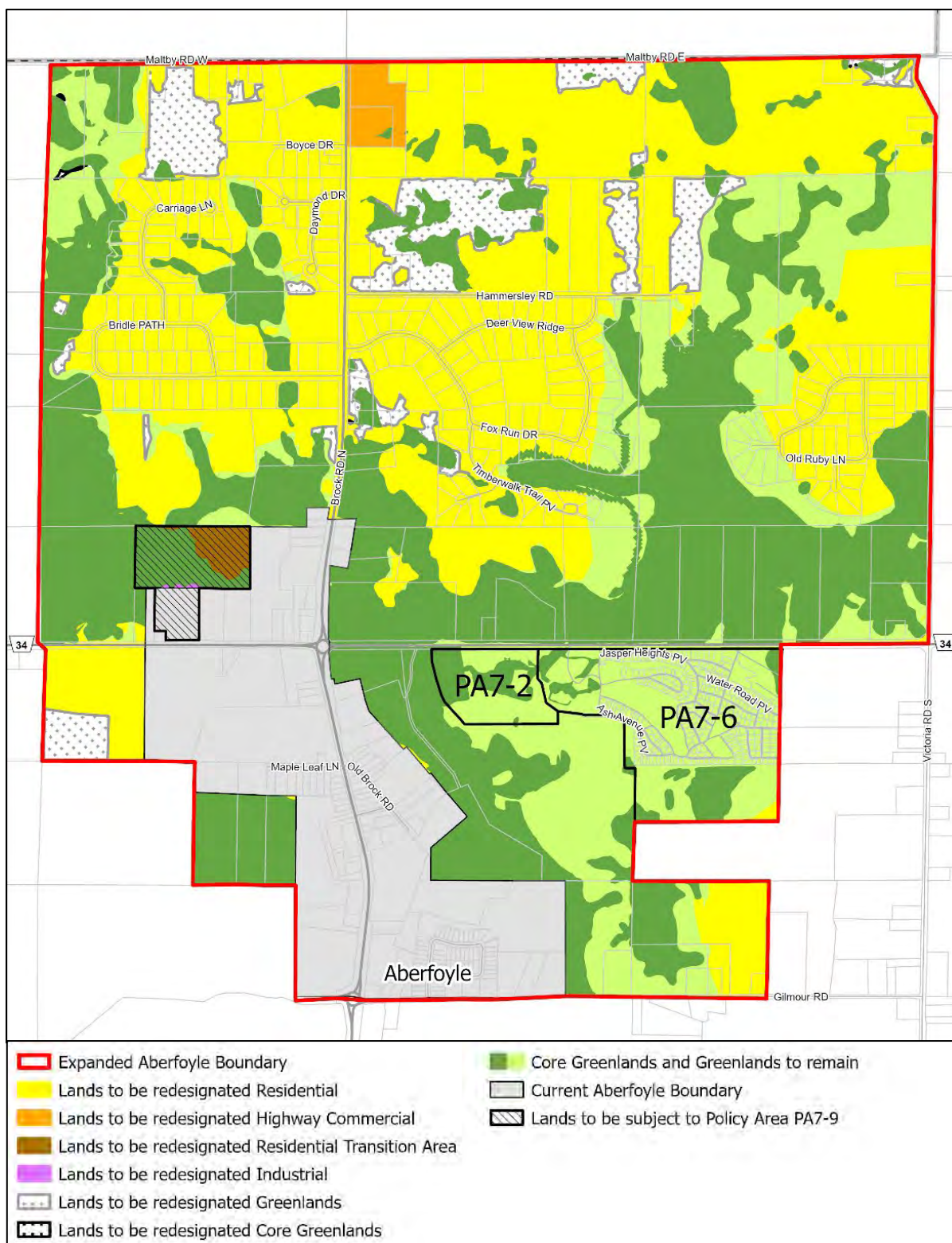


Figure A3 County Aberfoyle Garage Lands and Housekeeping Amendment

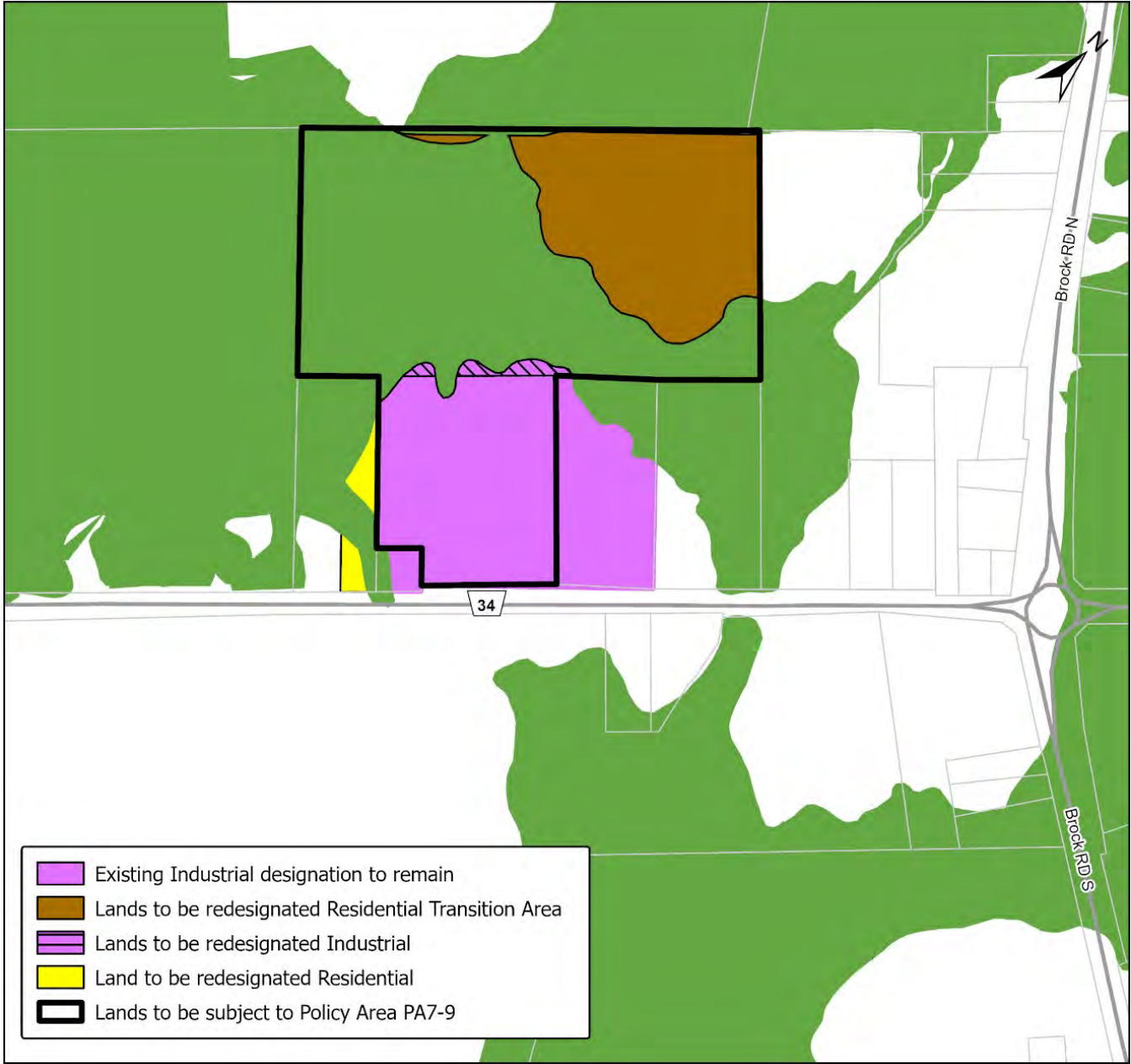
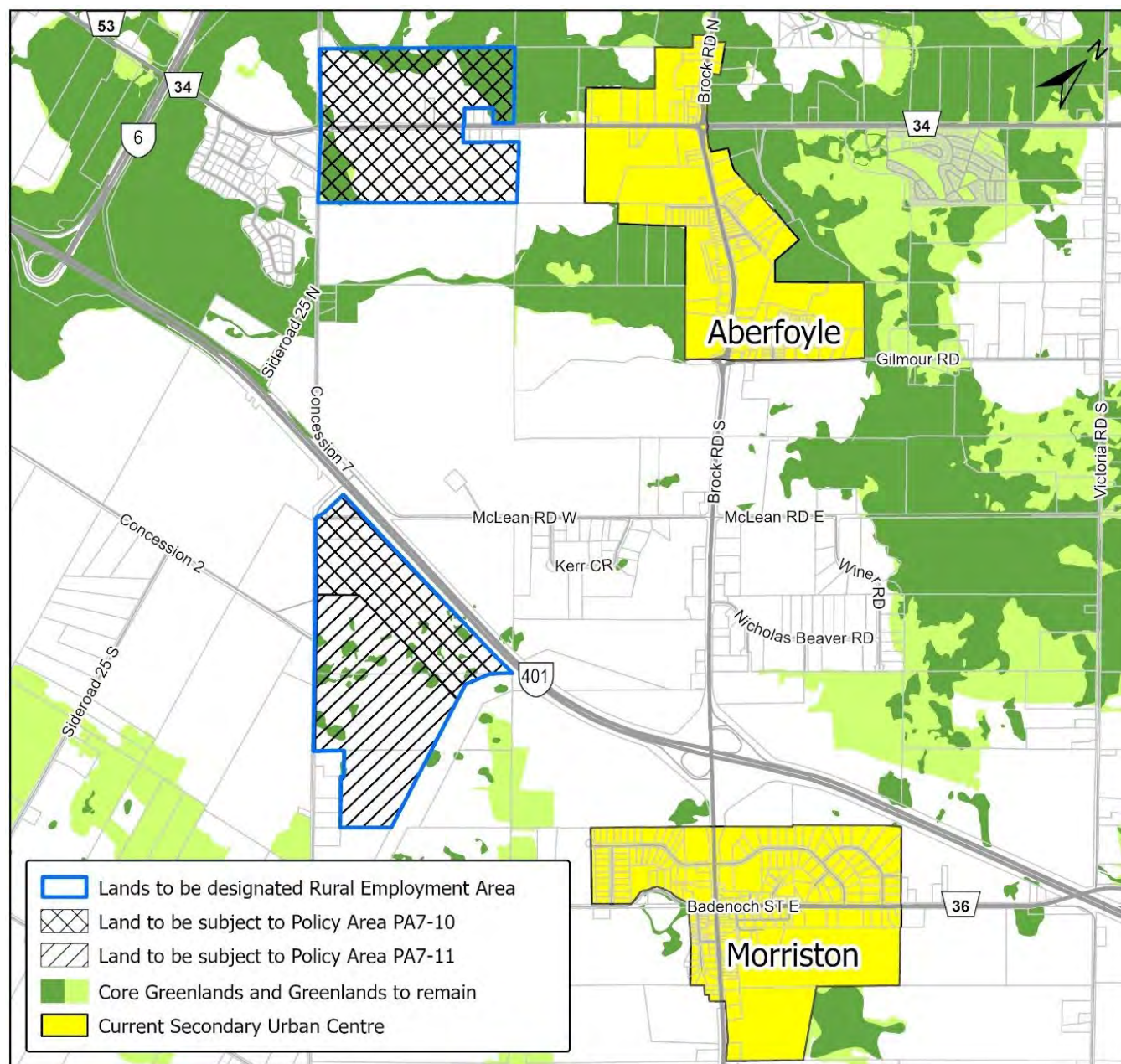


Figure A4 **Location of Proposed Rural Employment Area Lands and Site-Specific Policy Areas**





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
T 519.837.2600
T 1.800.663.0750
F 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

October 2, 2025

Agencies and Persons Circulated

Dear Messrs. and Mesdames,

Re: County Official Plan Amendment 131 – County File No.: OP-2020-01-05
County of Wellington – Rural Growth and Policy Updates

The County of Wellington is proposing to amend the County Official Plan to address requirements under Section 26 of the *Planning Act*. The Official Plan Review is being completed through a series of official plan amendments to bring the County Official Plan into conformity with Provincial land use plans, consistency with the Provincial Planning Statement and address other legislative changes.

PROPOSAL

Official Plan Amendment 131 (OPA 131) is the County's fifth official plan amendment under the Official Plan Review project and aligns the rural area policies with the 2024 Provincial Planning Statement (PPS) and completes Rural Phase 3B (rural growth) of the Official Plan Review. This amendment covers five key areas:

1. County-wide PPS Rural Area Policy Consistency
2. Erin Rural Residential Growth Re-allocation
3. Puslinch Rural Residential Growth
4. Puslinch Rural Employment Growth
5. Other Changes

I am requesting that you provide comments on the proposed amendment to the County of Wellington's Official Plan by **Wednesday, November 12, 2025**.

MAKE SUBMISSIONS

Please review the proposed amendment and provide comments to the County Planning Department, to the attention of Mr. Aldo Salis, Director of Planning. Inquiries and written submissions about the application can be made to the County of Wellington's Planning and Development Department, telephone (519) 837-2600, ext. 2300; fax (519) 823-1694 or to the above address.

REQUESTING NOTICE OF DECISION

In accordance with Section 17 (36.5) of the *Planning Act* there is no appeal of a decision where the Minister is the approval authority. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed County Official Plan Amendment, you

must make a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application, which is being processed under the Planning Act, may be made public as part of the process.

GETTING ADDITIONAL INFORMATION

The proposed amendment and additional information about the amendment are available:

- on the internet at: www.wellington.ca/planwell on the Official Plan Review webpage (under the Official Plan Amendments drop down menu) and [Puslinch by Design-Employment Land Study | Planning](#)
- or by contacting Sarah Wilhelm, Manager of Planning at (519) 837-2600 ext. 2130 or sarahw@wellington.ca

NOTE:

- 1) **Your comments on the application are required on or before Wednesday, November 12, 2025.**
- 2) **If you have not submitted comments on the application on or before that date, it will be assumed that you do not have any concerns in respect of this matter.**
- 3) **A public meeting regarding this amendment will be planned in the future. Notification will be provided in accordance with the *Planning Act*.**

Yours truly,



Aldo L. Salis, MCIP, RPP
Director of Planning and Development



COUNTY OF WELLINGTON NOTICE OF COMPLETE APPLICATION FOR PROPOSED OFFICIAL PLAN AMENDMENT



TAKE NOTICE that the County of Wellington has submitted a complete application to amend the County of Wellington Official Plan pursuant to section 26 of the *Planning Act*, R.S.O. 1990, c.P.13 as amended.

THE LAND SUBJECT to the proposed amendment is in the entire County of Wellington and a key is not provided. A key map of specific lands in the Township of Puslinch is provided for convenience below.

THE PURPOSE of Official Plan Amendment 131 (OPA 131) is to align the rural area policies with the 2024 Provincial Planning Statement (PPS) and complete Rural Phase 3B (rural growth) of the Official Plan Review. The proposed amendment would change, replace, delete or add policies and/or schedules related to the following key areas:

County-wide

- Align the Rural Area policies with the 2024 Provincial Planning Statement.

Town of Erin

- Re-allocate a portion of Erin's rural area 2051 population and household forecast to Puslinch.

Township of Puslinch

- Expand the Secondary Urban Centre boundary of Aberfoyle and identify new land use designations.
- Identify new Rural Employment Area designations and policies resulting from the Puslinch by Design Employment Land Study.
- Change Secondary Agricultural lot creation policies for rural residential lots in the Puslinch.
- Update the 2051 population and household forecast to accommodate rural growth re-allocation from the Town of Erin.

Other changes apply to employment areas, rural clusters and severances. Minor changes, technical changes and changes of a housekeeping nature are also proposed.

IF YOU WISH to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to Mr. Aldo Salis, Director of the Wellington County Planning and Development Department (address below).

A PUBLIC MEETING to obtain input on this proposed amendment will be scheduled in the future. Notice of the Public Meeting will be provided in accordance with the *Planning Act*, R.S.O. 1990, c.P.13.

IF A PERSON or public body would otherwise have an ability to appeal the decision of the County of Wellington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington before the proposed official plan amendment is adopted, the

person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

INFORMATION ABOUT APPEALS

In accordance with Section 17 (36.5) of the *Planning Act* there is no appeal of a decision where the Minister is the approval authority.

WE REQUEST that any written submissions from members of the public be sent to the County of Wellington Planning and Development Department (address below). Please refer to file **No. OP-2020-01-05** when responding.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application, which is being processed under the *Planning Act*, may be made public as part of the process.

ADDITIONAL INFORMATION

Information about the details of the amendment, including mapping, is available for review on the County of Wellington website:

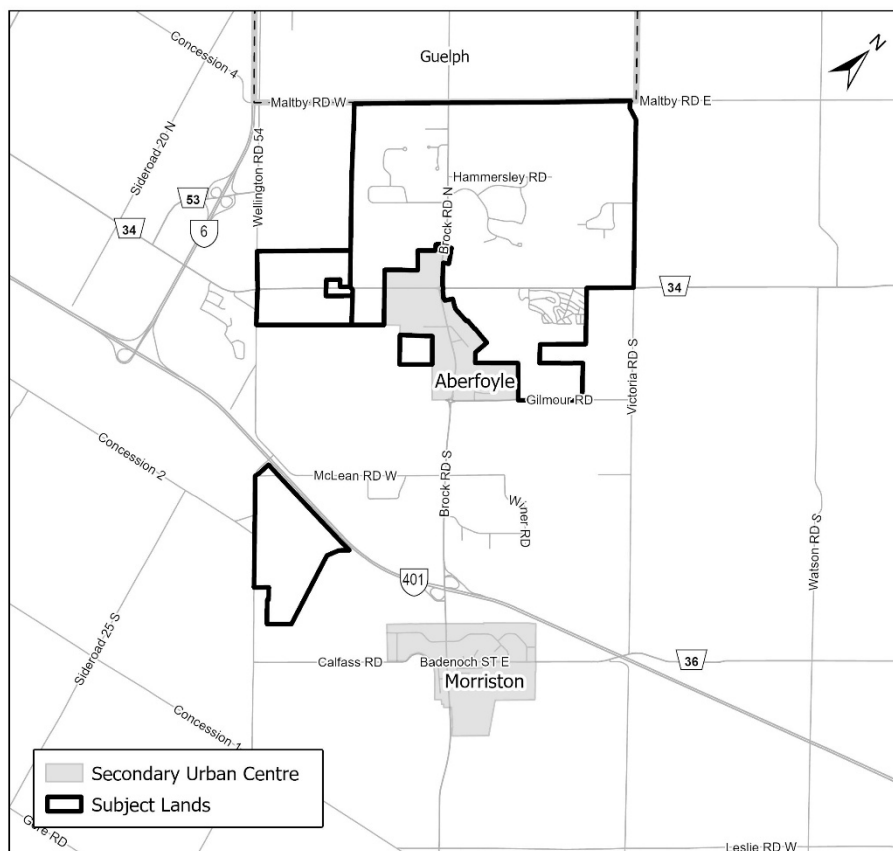
www.wellington.ca/planwell
(under the Official Plan Amendments drop down menu) and [Puslinch by Design- Employment Land Study | Planning](#) or by contacting Sarah Wilhelm, Manager of Policy Planning at (519) 837-2600 ext. 2130 or sarahw@wellington.ca.

County of Wellington
Planning and Development
Department
Administration Centre
74 Woolwich Street
Guelph, ON N1H 3T9

Dated at the City of Guelph
this 2nd day of October 2025

Aldo L. Salis, MCIP, RPP
Director Planning and Development Department
County of Wellington

KEY MAP Puslinch



TOWNSHIP OF WELLINGTON NORTH DEPUTATION REQUEST FORM

Name / Spokesperson:

Name of Group or Organization (if applicable):

Address:

Email:

Phone:

Date of Meeting:

Topic of Deputation:

Please attach your presentation/notes specify what action would you like the Township of Wellington North to take with respect to your matter

Estimated Municipal Financial Impact

Capital \$:

Annual Operating \$:

Signature:

Date:

Date & time received by Clerk:

Deputation requests must be submitted by 3:00 p.m. on the Monday preceding a Council Meeting.

If you wish to depute on a matter appearing on a published agenda, a request must be submitted by 11:00 am on the day of the meeting.

Mount Forest Community Garden, October 20, 2025 Deputation

The Mount Forest Community Garden (MFCG) was started as an initiative of the Mount Forest Family Health Team (MFFHT), to address issues of food insecurity and creating community connections for mental health. In 2022 Elsa Mann of the MFFHT presented the idea of a Community Garden to the Township of Wellington North which supported the concept. A search for a potential location for the garden followed. The Mount Forest Agricultural Society was approached as a potential partner utilizing space next to the sheds at the old Fair Grounds to include the garden but a partnership was not deemed feasible. We were very fortunate that community members Cathy and Al Sharpe offered the use of a vacant property off Foster Street for the project. And so the Mount Forest Community Garden was born.

After community consultation and intensive meetings to create the actual design of the garden, construction was started in May 2023 and the garden opened in June 2023. What happened was beyond our wildest dreams; a place where not only food production thrived, but a true sense of community was created. With dozens of incredible volunteers, huge numbers of sponsors and donors, and eager gardeners, our vision became reality. Strong bonds were formed between members of the MFCG, and the next year we expanded, to accommodate increased individual interest, and to expand our production of fresh produce for the Mount Forest Community Pantry, Arthur Food Bank, Ramoth House and Raw Carrot.

This past season (our third growing season), we were able to accommodate approximately 50 individual gardeners, have 5 Grow-a-Row participants (growing extra produce specifically for community use), have a Grab 'n Go section for public use, as well as a Sharing Shelf, where anyone could leave/ take extra produce.

Our time at our current space provided us with lots of challenges and lessons. We created French drains to address flooding, made hügelkultur beds to improve drainage, used cattle panels to increase (vertical) growing space and discovered that while squash and pumpkins will climb said panels, zucchini will still just spread out every way but up.

Our mandate has been to grow organically, and we were certainly introduced to all manner of weeds, pests and blight, but, by trial and error, learned how to manage them (or give in).

With lots of flourishing perennials, we created an incredible habitat for pollinators and birds.

We have been so fortunate to have 2 pavilions, a greenhouse and a gardenshed donated to the MFCG. These have enriched our ability to host events, increase programming, nurture seedlings onsite, and have tools readily available and accessible.

In less than 3 years the MFCG has been a showcase for what can be done when a community rallies around a cause. Last year we were the recipient of the Ontario Horticultural Association's provincial Community Improvement Award.

The Sharpes generously provided the space for a 3-year lease, with the possibility of renewal after that. Due to unexpected changes to the Foster Street property, the Sharpes are not able to renew the lease, and to this end we need to relocate. Fortunately we will be able to maintain our orchard trees and perennials at this location until a permanent site is found.

And so, as well as giving us permission to store our inventory behind the old arena, we request that Council consider granting the Mount Forest Community Garden a temporary home at the area of the old fairgrounds bordered by the two existing sheds, while we await the outcome of the Recreation Master Plan consultations in 2026. We know the Community Garden would be a huge asset to the Township's offering to residents, and do feel this location is ideal, as it is located closer to many of the gardeners we currently serve, and anticipate new interest from residents in the surrounding area.

This location is well equipped with access to water (rain water capture from the sheds, and municipal access), and hydro to recharge our battery-operated tools. Although we realize that our large structures (pavilions and shed) will have to be in storage until a permanent solution is confirmed, we would request that our greenhouse be allowed to be placed on site in the spring to physically accommodate our gardeners to access garden tools etc.

We would hope that we would be able to provide all our current gardeners with a plot for the 2026 growing season, utilizing our raised beds.

We have attached images to illustrate the impact of the garden to date, and a mock up of what the interim garden design could incorporate for 2026, and welcome questions from Council.



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-10-20

MEETING TYPE: Open

SUBMITTED BY: Mandy Jones, Manager Community & Economic Development

REPORT #: C&ED 2025-038

REPORT TITLE: Community Gardens

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-038 being a report on the Community Gardens Program.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

BACKGROUND

The Mount Forest Community Garden began as a vision initiated by the Mount Forest Family Health Team in November 2022. A public community conversation followed, laying the groundwork for a mission: “A space for residents of Wellington North to grow food, learn and connect through gardening.”

The following is a brief synopsis of what has transpired since. These points are not inclusive of what has transpired in 3 short years.

- 50 people attended the initial meeting in November of 2022 and led to a follow up meeting in February 2023 where 4 committees were struck to steer and carry out the project. (leadership, financial matters, property build and growing and community engagement).
- A local landowner, Al Sharpe, agreed to lease a 130' x 150' vacant parcel of land, at Foster Street and Sligo Road in Mount Forest to the project for \$1 for a 3-year term.
- A sponsorship campaign locally and small grant applications generated funds to launch the infrastructure needed to purchase the materials and volunteer time to build most of the growing spaces in the garden today.
- By April 2023 the layout of the garden was finalized, and significant soil amendments were made to prepare the area.

- Members of the community were invited to a public meeting to register and review the 'gardener's agreement' laying out responsibilities in addition to what entitlements would be provided.
- By June 1, 2023, the garden was at capacity with for garden plots, engaged numerous volunteers and was fully planted.
- The first growing season saw over 32 gardeners with 42 garden plots, supported by over 60 volunteers
- Garden spaces were designed to be inclusive of all abilities allowing for growing in-ground, in raised beds and in fully accessible elevated beds for those using assistive devices such as wheelchairs and walkers.
- The MFCG established an organic, pesticide free operational plan with on-site composting, manual pest management practices, and employed rainwater capture for irrigation
- In year one, many community groups were engaged with the garden: Canadian Mental Health Association, Community Living Guelph Wellington, Wellington County Learning Centre, Mount Forest Family Health Team, Wellington Heights Secondary School, Victoria Cross Public School and regular visits from our smallest neighbours, from the Mount Forest Childcare and Learning Centre
- A Grab & Go garden & Sharing Shelf were established to provide a way for community members not formally connected with the garden, to come and taste fresh produce, and/or share produce with others using these specific spaces provided
- The 2023 growing season produced a bountiful harvest despite challenges with weather and pests.
- In the fall of 2023, 2 pavilions were donated to the garden, erected by the WHSS shop class.
- In 2024, 25 gardeners confirmed their interest in returning and the garden expanded to provide more growing areas for individual households
- In 2025, 44 gardeners participated in growing
- Over 3 growing seasons, the Mount Forest Community Pantry, and Arthur Food Banks, Ramoth House, the Raw Carrot, Wellington County Learning Centre among other food security groups, have received produce throughout the growing season; donated by gardeners in the MFCG, Grow a Row volunteers off site, Community Growing Beds in the MFCG, and by community members sharing their produce via the Sharing Shelf
- A few achievements and accomplishments since 2023:
 - o Programming now extends past the growing season with activities held in the winter to continue community interest, engagement and learning
 - o A number of small fruit trees have been planted as a start in building a Food Forest and a pollinator garden is in place to attract bees and other pollinators to benefit the plots growing produce.
 - o The MFCG has been a stop on the Mount Forest & District Horticulture Club's Garden Tour.
 - o The garden has benefited from volunteer time and fixtures (bench and wash station) from the Mount Forest Fire Fighter's Association

- o The MFCG was awarded 'Ontario Horticultural Association's Community Improvement Award' in 2024
- o Through the support of local businesses and grants the MFCG erected all the structures needed for full function: Garden Shed, Pavilions, Green house
- True to the MFCG mission, the space provides a space for residents of Wellington North to grow food, learn and connect through gardening

ANALYSIS

Township staff met with members of the leadership team to identify an interim solution for both storage needs and the 2026 growing season.

For storage, staff have proposed utilizing the parking lot behind the Mount Forest Community Centre to temporarily house garden materials and equipment.

To minimize disruption, the recommended growing area for 2026 is a site adjacent to the old agricultural buildings, located behind the Kinsmen diamond. This location offers access to water, sunlight, and indoor storage, making it a practical choice for continued operations.

Long-term site planning will be addressed as part of the upcoming Recreation Master Plan discussions.

CONSULTATION

Mount Forest Community Gardens Leadership team

FINANCIAL CONSIDERATIONS

There are no financial considerations anticipated in receiving this report for information.

ATTACHMENTS

STRATEGIC PLAN 2024

- ☐ Shape and support sustainable growth
How:
- ☐ Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- ☐ Enhance information sharing and participation in decision-making
How:
- ☒ N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer ☒

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – OCTOBER 6, 2025 AT 2:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
[October 6, 2025 Township of Wellington-North Council Meeting \(youtube\)](#)**

Members Present:

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

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Human resources: Tonya Wilson
Chief Building Official: Darren Jones
Manager of Infrastructure and Engineering: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Manager Recreation Community & Economic Development: Mandy Jones
Economic Development Officer: Robyn Mulder
Community Development Coordinator: Mike Wilson
Manager of Development Planning: Curtis Marshall
Planner: Jamie Barnes**

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2025-267

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Agenda for the October 6, 2025 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with:

ITEMS FOR CONSIDERATION**6. COUNCIL**

- a. County of Wellington Planning and Land Division Committee, Notice of an Application for Consent, dated September 12, 2025, File No. B61-25, Town of Minto, Part Lots 12 & 13, Concession A

Her employer prepared some of the appendices.

O'CANADA

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

1. Marcus Gagliardi, Cachey Homes

- Winter maintenance for subdivisions that have not been assumed

Mr. Gagliardi appeared before Council to provide support to staff entering into negotiations with developers for winter maintenance services, provided developments have reached 80% occupancy.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, September 22, 2025

RESOLUTION: 2025-268

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on September 22, 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

2a, 4a, 4b, 5a, 6a, 6c

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2025-269

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT all items listed under Items For Consideration on the October 6, 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 Arthur Business Improvement Area Meeting held on August 20, 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 September 9, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2025-015 regarding the Notice of Deferral for Consent Application B26-25, received from the County of Wellington Planning and Land Division Committee:

- B26-25 Robert & Louise Horst, Part Lot 12, Concession 11 with civic addresses of 9180 Concession 11 and 6930 Sideroad 5 W. (Lot Line Adjustment)

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CBO 2025-014 being the Building Permit Review for the month of August 2025.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-017 being a report on Cachet Developments (Arthur) Subdivision Security Reduction Request.

AND THAT Council receives the correspondence from Dustin Lyttle, Triton Engineering Services Limited, dated September 29, 2025, regarding Cachet Developments (Arthur) Phases 1 & 2 and Preston Street Reconstruction Letter of Credit Adjustments – September 2025.

AND FURTHER THAT Council as per section 9.3 of the Subdivision Agreement between the Corporation of the Township of Wellington North and Cachet Developments (Arthur) Inc. for its Preston Street Subdivision in the community of Arthur (Draft Plan 23T-20202) grant a reduction in securities to the retained amount of \$2,680,000.00.

THAT the Council of the Corporation of the Township of Wellington North receive the email correspondence from Annette and Bob Fox, dated September 24, 2025, regarding Application Zoning By-law Amendment 09/25.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2025-270

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jamie Barnes, Planner, County of Wellington, dated September 29, 2025, regarding Linda Shupe, Pt. Park Lot 1 Park Lot 3, 345 Durham Street E., Mount Forest, Zoning By-law Amendment (ZBA09/25).

CARRIED

RESOLUTION: 2025-271

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-029 on the Epoch's Garage Ltd. Community Improvement Plan application;

AND THAT Council approve a Façade & Signage Improvement Grant in the amount of \$2113.79 to the Epoch's Garage Ltd. for new windows and steel siding.

CARRIED

RESOLUTION: 2025-272

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED2025-035 being a report on 2026 Recreation Rates and Fees;

AND THAT Council authorizes the Mayor and Clerk to sign the by-law to authorize the 2026 Recreation Rates and Fees as amended by removing the \$15.00 fee associated with the Lyne's Blacksmith Shop.

CARRIED

RESOLUTION: 2025-273

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-016 being a report on Winter Maintenance Requests.

AND THAT Council direct staff to enter into negotiations for a Comprehensive Service Agreement with developers for Winter Maintenance Services once development has reached 80% residential occupancy buildout at the developer's cost.

AND FURTHER THAT Council direct staff to utilize Winter Maintenance Service 2025 fee rates for road winter maintenance at \$175.00 per hour and sidewalk winter maintenance at \$140.00 per hour when negotiating a Comprehensive Service Agreement. The winter maintenance fees include patrol, sand/salt, equipment and operator.

AND FURTHER THAT Council direct staff to include a term in a Comprehensive Service Agreement with developers for Winter Maintenance Services that additional snow removal from boulevards or cul-de-sacs would utilize a tractor with loader at \$95.05 per hour and tandem axel dump trucks at \$113.95 plus operator time at \$60.00 per hour that would be charged at the hourly rate at a time and material basis and to be invoiced on March 30 at the end of the winter season.

AND FURTHER THAT Council direct staff to work with the Mount Forest BIA to pilot the removal of snow for the "Imagination Lane" project subject to an agreement between the landowners and the Township that sets out the terms and conditions for the public use of the laneway and level of service related to snow removal.

CARRIED

Councillor Burke turned her camera and microphone off and left the meeting.

RESOLUTION: 2025-274

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington Planning and Land Division Committee, Notice of an Application for Consent, dated September 12, 2025, File No. B61-25, Town of Minto, Part Lots 12 & 13, Concession A.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2025-275

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Town of Minto Notice of Meeting to Consider the Engineer's Report, dated September 23, 2025, for Municipal Drain No. 3.

CARRIED

RESOLUTION: 2025-276

Moved: Councillor Renken

Seconded: Councillor Hern

THAT Council of the Township of Wellington North hereby appoint Councillor Steve McCabe to sit on the Court of Revision for Minto Drain #3;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to appoint Councillor McCabe to the Court of revision.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- The Artisan Showcase paired with the Farmers' Market on September 27th and was very successful.

Councillor Hern (Ward 3):

- Arthur Chamber of Commerce meeting Tuesday, October 7th

Councillor McCabe (Ward 4):

- Upcoming ROMA meeting on October 14th and 15th. Registration for the 2026 Conference is open.

BY-LAWS

- a. By-law Number 062-2025 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Pt PKLT 1 N/S Durham St & E/S Main St PL, Town of Mount Forest and municipally known as 345 Durham St E, Mount Forest, Wilson Developments)
- b. By-law Number 063-2025 being a by-law to establish 2026 fees and charges for recreation services provided by the municipality

RESOLUTION: 2025-277

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 062-2025 be read and passed.

CARRIED

RESOLUTION: 2025-278

Moved: Councillor Renken

Seconded: Councillor Burke

THAT By-law Number 063-2025 be read and passed as amended by removing the fee for the Lynes Blacksmith Shop.

CARRIED

CULTURAL MOMENT

- Celebrating Charles A. Woodward

CONFIRMING BY-LAW

RESOLUTION: 2025-279

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 064-2025 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 October 6, 2025 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2025-280

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Regular Council meeting of October 6, 2025 be adjourned at 2:50 p.m.

CARRIED

MAYOR

CLERK

TOWNSHIP OF WELLINGTON NORTH DEPUTATION REQUEST FORM

Name / Spokesperson: Marcus Gagliardi

Name of Group or Organization (if applicable): Cachet Homes

Address: 2555 Meadowpine Blvd, Suite 3

Email: marcus@cachethomes.com

Phone: 6472831405

Date of Meeting: 10/6/25

Topic of Deputation: Winter maintenance for subdivisions that have not been assumed

Please attach your presentation/notes specify what action would you like the Township of Wellington North to take with respect to your matter

I will be speaking in support of Staff entering into negotiations with developers for winter maintenance services, provided their developments have reached 80% occupancy.

Estimated Municipal Financial Impact

Capital \$: Unknown

Annual Operating \$: Unknown

Signature:

Date: 10/1/25



Date & time received by Clerk:

Deputation requests must be submitted by 3:00 p.m. on the Monday preceding a Council Meeting.

If you wish to depute on a matter appearing on a published agenda, a request must be submitted by 11:00 am on the day of the meeting.



Membership Minutes

Membership Meeting #6-2025

June 18, 2025

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Sharen Zinn, Megan Gibson, Andrew Fournier, Matt Duncan, Anita Van Hittersum, Evan Hickey

Members Absent: Ed Podniewicz, Vanessa Kelly

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Services Coordinator
Jason Moir, FRCA Parks Supervisor
Patrick Huber-Kidby, Supervisor of Planning & Regulations
Shannon Miller, Restoration Supervisor
Erica Magee, Executive Assistant

1. Call to Order

Chair, Ed McGugan, welcomed everyone and called the meeting to order at 7:00pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #5-2025 held on May 21, 2025.

Motion FA #66-25

Moved by: Megan Gibson

Seconded by: Alvin McLellan

THAT the minutes from the General Membership Meeting #5-2025 held on May 21, 2025, be approved.
(carried)

4. Business out of the Minutes:

- a) Solar System Installation Falls Reserve Conservation Area: Report #42-2025

Report #42-2025 was presented and the following motion was made:

Motion FA #67-25

Moved by: Anita Van Hittersum

Seconded by: Megan Gibson

THAT MVCA Members agree with the restrictions currently in place regarding solar systems at FRCA.
AND THAT the decision of the Members be communicated to Mr. Shatz.

(carried)

- b) Additional Amendments to Records Retention Policy Report #43-2025

Report #43-2025 was presented and the following motion was made:

Motion FA #68-25

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT MVCA's Records Retention Policy be amended to incorporate the additional revisions outlined in Report 43-2025 and detailed in the attached track-changes copy of the Records Retention Policy.

(carried)

5. Presentations:

- a) 2025 Work Plan Highlights: Jayne Thompson, Communications/IT/GIS Coordinator
- b) Resilient Agricultural Landscape Program Funding: Shannon Millar, Restoration Supervisor

6. Business Requiring Direction and or Decision:

- a) 2025 Work Plan and Budget Update: Report #44a&b-2025

Report #44-2025 was presented to the members and the following motion was made:

Motion FA #69-25

Moved by: Megan Gibson

Seconded by: Sharen Zinn

THAT the budget update outlined in Report #44b-2025 be accepted as presented.

(carried)

- b) Insurance Coverage on Infrastructure Constructed by Other Groups on Conservation Authority Land: Report #45-2025

Report #45-2025 was presented and the following motion was made:

Motion FA #70-25

Moved by: Sharen Zinn

Seconded by: Evan Hickey

THAT MVCA insure the replacement value on infrastructure that is donated by other groups that is not essential for MVCA operations and that is approved by MVCA;
AND THAT MVCA provide consistency in insuring donations of infrastructure that is constructed by others on Authority lands;
AND THAT moving forward, any infrastructure being donated or placed on MVCA property would have insurance coverage in place as determined by the Members.
(carried)

Motion FA #71-25

Seconded by: Alison Lobb

Seconded by: Sharen Zinn

THAT donations installed on MVCA lands and property be insured for replacement value.
(carried)

Motion FA #72-25

Moved by: Matt Duncan

Seconded by: Alvin McLellan

THAT once a building or asset is determined to be surplus to the Authority's needs, the asset is insured for salvage value only.
(carried)

Motion FA #73-25

Moved by: Anita Van Hittersum

Seconded by: Evan Hickey

THAT assets deemed as low risk of loss not be insured.
(carried)

c) Wawanosh Campground Tour: Report #46-2025

Report #46-25 was presented and the following motion was made:

Motion FA #74-25

Moved by: Evan Hickey

Seconded by: Alison Lobb

THAT the Members tour the Wawanosh Campground on Wednesday, August 27th from 6pm to 8pm to have an overview of the operations and to see the park layout and infrastructure prior to the report being presented.
(carried)

7. Consent Agenda:

The following items were circulated to the Members for their information:

- a) Revenue/Expenditure Report for May: Report #47-2025
- b) Agreements Signed: Report #48-2025
- c) Bill 5 Conservation Ontario Comments attached
- d) Carbon Footprint Initiative Meeting Summary: Report #49-2025

Motion FA #75-25

Moved by: Megan Gibson

Seconded by: Alvin McLellan

THAT Reports #47-25 through #49-25 along with the respective motions as outlined in the Consent Agenda be approved.

(carried)

8. Chair and Members Report:

Chair, McGugan mention that he and Phil will be attending the SVCA's 75th anniversary on July 29, 2025. He also noted that he had attended the MCF Donor Luncheon on June 10th in Brussels.

9. Closed session

Motion FA #76-25

Moved by: Anita Van Hittersum

Seconded by: Sharen Zinn

THAT the members move into a closed session.

(carried)

Motion FA #77-25

Moved by: Matt Duncan

Seconded by: Megan Gibson

THAT the members move back into open session.

(carried)

10. Adjournment: – Next Meeting Date, Wednesday, September 17, 2025, at 7:00pm at the Administration Centre in Wroxeter.

Motion FA #78-25

Moved by: Alison Lobb

Seconded by: Sharen Zinn

THAT the Members Meeting be adjourned at 9:10pm.

(carried)

A handwritten signature in black ink that reads "Ed McGugan". The signature is written in a cursive style with a large, stylized 'E' and 'M'.

Ed McGugan
Chair

A handwritten signature in black ink that reads "Phil Beard". The signature is written in a cursive style with a large, stylized 'P' and 'B'.

Phil Beard
General Manager / Secretary-Treasurer



Grand River Conservation Authority

Summary of the General Membership Meeting – September 26, 2025

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-09-25-83 - Financial Summary
- GM-09-25-85 - Nature Centre Cleaning Contract
- GM-09-25-86 - Scoped Agricultural Policy Review - Amendments to the Policies for the Administration of Ontario Regulation 41/24
- GM-09-25-C16 – Security of Property (Closed agenda)

Information Items

The Board received the following reports as information:

- GM-09-25-88 - Chair's Report
- GM-09-25-84 - Draft Budget 2026 - Timelines and Considerations
- GM-09-25-82 - Cash & Investment Status
- GM-09-25-87 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- City of Guelph - 2026 Tax-supported budget forecast

Source Protection Authority Correspondence & Action Items

The General Membership of the GRCA also acts as the Source Protection Authority Board.

- SPA-09-25-01 - Update on consultation on Guelph/Guelph-Eramosa water quantity policies

For full agendas and reports, and past minutes, please refer to our [Board meeting calendar](#). The minutes of this meeting will be posted on following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday July 17, 2025, 1:00 p.m.

Location: 1078 Bruce Rd 12, Formosa, ON, N0G 1W0 and hybrid

Chair: Tom Hutchinson

Members present: Barbara Dobreen, Sue Paterson, Moiken Penner, Jennifer Prenger (virtual), Larry Allison, Bill Stewart, Paul Allen, Steve McCabe, Kevin Eccles, Dave Myette, Bud Halpin, Greg McLean, Mike Niesen

Larry Allison left the meeting at 2:55 p.m., Moiken Penner left the meeting at 3:51 p.m.

Members absent: Peter Whitten

Staff present: Erik Downing, Donna Lacey, Matt Armstrong, Jody Duncan, Ashley Richards, Don Moss, Katie Thomas, Adam Chalmers

The meeting was called to order at 1:01 p.m.

1. Land Acknowledgement – read by Larry Allison

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudenosaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G25-48

Moved by Steve McCabe

Seconded by Bill Stewart

THAT the agenda for the Saugeen Valley Conservation Authority meeting, July 17, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – May 15, 2025

Motion #G25-49

Moved by Larry Allison

Seconded by Paul Allen

THAT the minutes of the Saugeen Valley Conservation Authority meeting, May 15, 2025, be adopted as presented.

Carried

5. Delegation – Dan Timbers, Varney Conservation Area

Dan Timbers, a community member, provided a delegation to the Board expressing public interest in contributing to a long-term solution for Varney Conservation Area. He reported that a community meeting had been held, during which participants indicated support for enhancing the property's appeal to visitors and expressed willingness to explore fundraising, charitable status, or partnership opportunities to support maintenance or acquire the property.

Mr. Timbers was thanked for his presentation.

6. Matters Arising from the Minutes – none

7. New Business

7.1 Correspondence – Town of Puslinch, Town of Parry Sound

Correspondence related to Bill 5, with resolutions from the respective councils of the Town of Puslinch and the Town of Parry Sound.

7.2 GM-2025-05: SVCA Operational Plan

The GM/S-T highlighted portions of the SVCA operational plan, noting that Hearing Training would be complete as of that morning, Low Water program is underway as well as a Critical Failure plan. Director Eccles inquired why Varney Conservation Area was still on the list for an application, and it was explained that this item needs to be updated to reflect current board direction. Manager Lacey clarified that, as per Board direction, there is no current direction for staff to undertake upgrades at the property, which remains under the standard maintenance program for the conservation area as a non-revenue park.

7.3 GM-2025-06 Program Report

Directors Halpin, Stewart, and Prenger expressed appreciation for staff efforts and their commitment to conservation and community engagement. Director Eccles raised concern regarding the alignment of community events with the Authority's mandate and inquired about the presence of six SVCA vehicles in the parking lot. Director Dobreen called a point of order.

Chair Hutchinson advised that staff could prepare a report for the Board addressing director questions related to SVCA's mission, mandate, strategic direction, and the classification of Category 1, 2, and 3 programs and services.

7.4 Ward and Uptigrove Health and Safety Presentation – Jenn Goertzen

Senior HR Specialist Jenn Goertzen (Ward and Uptigrove Human Resources Solutions) provided an update on the final draft deliverables for the SVCA Organizational Health and Safety Redevelopment Project. She reported that the Joint Health and Safety (JHSC) course had been revised, efforts are underway to reduce administrative burden, and the JHSC committee is performing well. Project deliverables include a new employee handbook, standard operating procedures (SOPs), and various supporting documents.

Discussion followed regarding the absence of dedicated HR staff at SVCA and who is ultimately responsible for document ownership. Goertzen advised that a single administrative owner should

be designated for records management purposes, to ensure consistency with AODA and language standards.

Director McLean commented that the project provides a strong foundation and emphasized that health and safety is a shared responsibility among all staff. Director McCabe asked how the project aligns with other conservation authorities and Conservation Ontario. Goertzen confirmed that the project reflects current best practices and that external models are considered as appropriate.

Director Dobreen asked whether staff find the new policies easy to follow. The General Manager/Secretary-Treasurer responded that staff had completed an initial review and that documents had been simplified, with ongoing engagement. Director Dobreen noted the importance of continued staff involvement.

Director Myette inquired about the inclusion of the right to refuse work. Goertzen explained that while SOPs address work refusal procedures, it is not established as a standalone policy.

7.5 EPR-2025-08: Permits Issued for Endorsement

Manager Armstrong presented 56 permits issued between May 1 and July 2, 2025 for endorsement by the Board.

Director Halpin inquired about permit processing times. Manager Armstrong confirmed timelines remain consistent, and the GM/S-T noted that permit processing statistics are summarized in an annual report to the Board. Director Myette inquired about the permit refusal process. Staff explained that the pre-consultation process plays a key role in identifying potential issues early. Applicants whose proposals are unlikely to be approved typically do not proceed.

Director Dobreen requested confirmation that SVCA staff do not refuse permits. Manager Armstrong confirmed that permits can only be declined by the SVCA board of directors. Director Dobreen inquired why townships are no longer listed in the permit endorsement table. Manager Armstrong explained that the new content management system used to generate the report references municipalities rather than townships, and that the system significantly improves efficiency for the department.

Motion #G25-50

Moved by Larry Allison

Seconded by Paul Allen

THAT SVCA permit applications 25-047 to 25-101 as approved by staff, be endorsed by the SVCA Board of Directors.

Carried

7.6 LAN-2025-05: Forest Management Plan

Staff were directed to draft an updated 20-year Forest Management Plan, gather stakeholder and public feedback, and return a revised draft to the Authority for approval.

Manager Lacey confirmed no external consultants are required and that the plan will follow provincial standards. She noted the Managed Forest Tax Incentive Program and Conservation Lands Tax Program benefit SVCA. In response to questions, she confirmed fire risk exists but is mitigated by firebreaks, landscape features, and species mix across SVCA lands.

Motion #G25-51

Moved by Steve McCabe

Seconded by Bill Stewart

THAT staff be directed to draft an updated 20-year Forest Management Plan; AND THAT, staff be directed to gather stakeholder and public feedback on the draft plan; AND FURTHER THAT, staff bring a revised draft to the Authority for consideration and approval.

Carried

7.7 WR-2025-04: Collaborative Water Data Viewer

Flood Forecasting and Warning Coordinator Duncan provided an overview of the Collaborative Water Data Viewer (CWDV), developed by the Upper Thames River Conservation Authority and made available through the Western Ontario Data Hub at no additional cost to SVCA. The platform provides public and municipal access to real-time data from SVCA's hydrometric network, including water levels, air temperature, and precipitation. A demonstration of the tool was given. Future training for municipal staff is planned, along with potential expansion to include water quality and groundwater data.

7.8 Other Business

The GM-S-T informed the SVCA Board of Directors that an updated agreement between the SVCA and the Children's Safety Village is underway, and will be in place before expiry.

7.9 Closed Session

Motion #G25-52

Moved by Bud Halpin

Seconded by Greg McLean

THAT the Authority move to Closed Session to discuss a potential litigation matter affecting the Authority and plans to be applied to negotiations carried on or to be carried on by or on behalf of the Authority; AND THAT Erik Downing, Donna Lacey and Ashley Richards remain in the meeting.

Carried

Motion #G25-57

Moved by Kevin Eccles

Seconded by Bill Stewart

THAT staff proceed as directed in closed session.

Carried

8. Adjournment

With no further business to discuss, the meeting was adjourned at 4:00 p.m. following a motion by Steve McCabe and seconded by Paul Allen.

Tom Hutchinson
Chair

Ashley Richards
in lieu of Recording Secretary



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: October 9, 2025
TO: Darren Jones, C.B.O.
 Township of Wellington North
FROM: Jamie Barnes, Planner
 County of Wellington
SUBJECT: **61R21979 PART 4**
461 Wellington St. E, Mount Forest
Zoning By-law Amendment (ZBA 10/25)
Removal of Holding (H) Provision

The Township has received a request to lift the Holding Provision (H) that applies to the subject property to facilitate the construction of a 88 unit stacked townhouse development on the lot.

The property is described as Part of Park Lot 3 S/S Birmingham St and is municipally known as 461 Wellington Street E. The subject property is approximately 1.95 ha (4.83 ac) and the location of the property is shown in Figure 1.



Figure 1: 2020 Aerial Image

A Holding Provision (H) has been applied to the property in order to provide Council with an opportunity to ensure the following criteria have been met before development proceeds:

- Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land;
- Stormwater management has been adequately addressed;
- Site plan approval has been obtained and a site plan agreement has been executed.

Once the Holding Symbol has been removed, the regulations of Residential site specific (R3-77) zone and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the subject land.

Planning Staff note that the site specific criteria for lifting the Holding (H) provision have been met as follows:

- Sewage and water allocations have been granted for Phase 1 of the project and further allocation will be required of any additional phases.
- The stormwater management design has been reviewed and approved as part of the site plan approval.
- Site Plan approval has been obtained and the Site plan agreement has been executed.

Draft By-law:

Planning Staff have prepared a draft By-law which lifts/removes the Holding Provision (H) from the subject lands. A copy of the By-law is attached as **Schedule 1** to this report for Council's consideration.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted,
County of Wellington Planning and Development Department

Yours truly,



Jamie Barnes
Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

- 1. THAT Schedule 'A-3' of By-law 66-01 is amended by changing the zoning of the lands described as Part of Park Lot 3 S/S Birmingham St and is municipally known as 461 Wellington Street E, as shown on Schedule "A" attached to and forming part of this By-law from **Holding Residential Site Specific ((H)R3-77)** to **Residential Site Specific (R3-77)**.
- 2. That the special provision 32.77 be amended to delete reference to any Holding (H) provision.
- 3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall take force and effect on the date of passing and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2025

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025

_____.

MAYOR

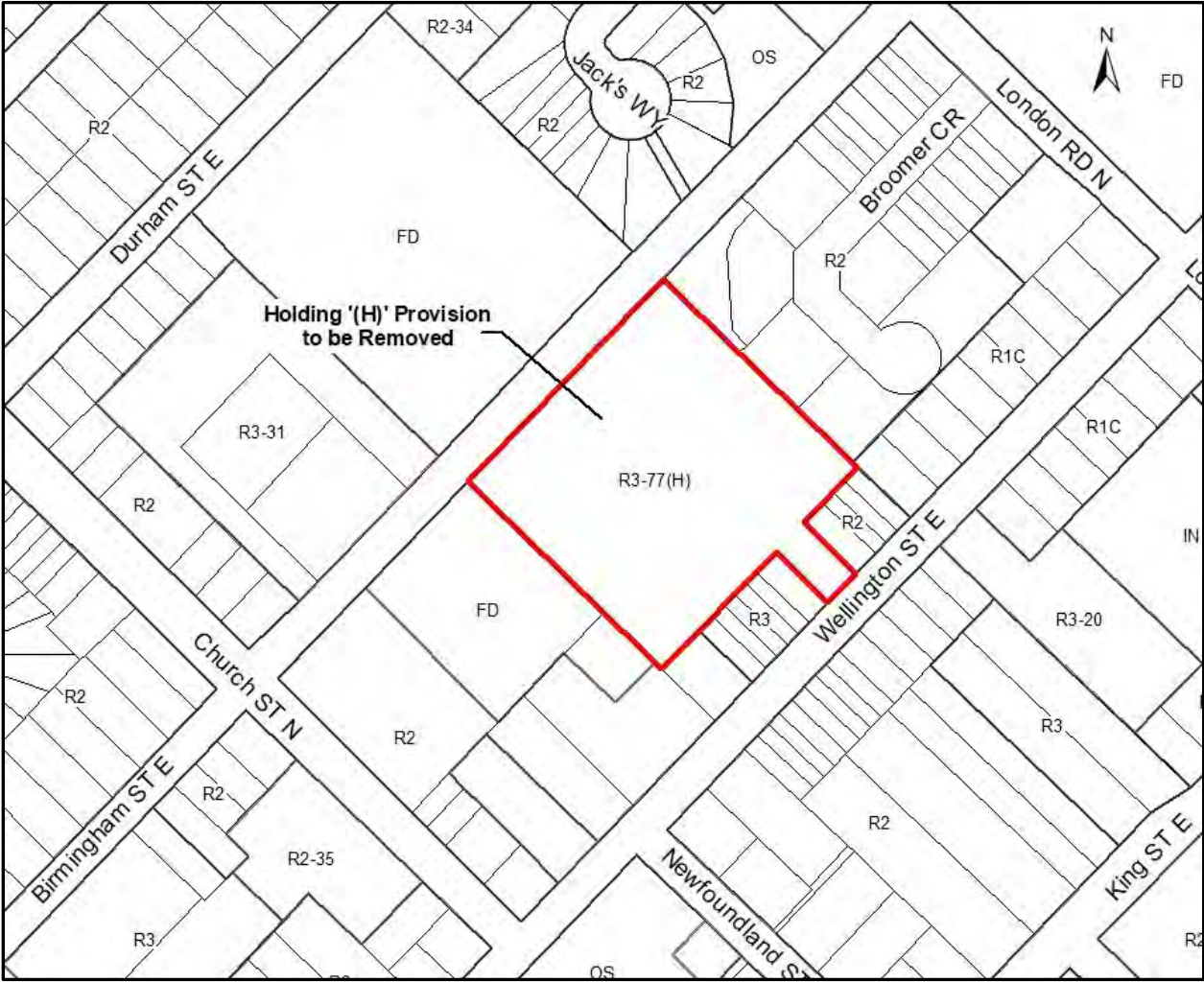
_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule “A”



This is Schedule “A” to By-law_____.

Passed this ____ day of _____2025

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.**

THE LOCATION OF THE SUBJECT LANDS is described as described as Part of Park Lot 3 S/S Birmingham St and is municipally known as 461 Wellington Street E. The subject property is approximately 1.95 ha (4.83 ac).

THE PURPOSE AND EFFECT of the proposed amendment is to remove the Holding Symbol (H) from the subject lands to permit the construction of stacked townhouses on the lot. The Holding Symbol has been applied to the subject lands to provide Council with an opportunity to ensure municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land, stormwater management has been adequately addressed, and site plan approval has been obtained and a site plan agreement has been executed.



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-10-20
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-016
 REPORT TITLE: Consent Application B52-25 Trustees of St. Andrew's Presbyterian Church of Canada

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-016 Consent Application B52-25 St. Andrew's Presbyterian Church of Canada (Severance).

AND THAT Council support consent application B52-25 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.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

None

BACKGROUND

The subject properties are located in the north/east quadrant of the Town of Mount Forest and are geographically known as 191 Fergus St. N and 196 Birmingham St. E. Staff understand these properties were separated and merged over time and the subject application would separate the residential parcel to be sold as separate parcels from the church parcel.

Proposed severance is 13.36m fr x 48.83m = 662.8 square metres (severed #1 on sketch), existing and proposed urban residential use with existing dwelling & shed.

Retained parcel is 1117.4 square metres with 29.67m frontage on Fergus St. & 37.75m frontage on Birmingham St., existing and proposed institutional use with existing church. (retained on sketch)

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

The municipality will realize \$250.00 in clearance fee.

ATTACHMENTS

DEV 2025-016 **APPENDIX A** – Severance Sketch 25-10136

Prepared by Greg Ford at Wilson-Ford Surveying & Engineering dated June 13, 2025

DEV 2025-016 **APPENDIX B** – Aerial View of Subject Lands

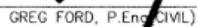
DEV 2025-016 **APPENDIX C** – Planning Report

Dated October 9, 2025, Zach Prince, Senior Planner, Planning and Development Department, County of Wellington

STRATEGIC PLAN 2024

☒ N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer ☒







Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

**Application
Location**

B52/25 & 53/25
 Part Lots 7 & 8
 w/s Fergus St., Plan Town of Mount Forest
 TOWNSHIP OF WELLINGTON NORTH (MOUNT
 FOREST)

Applicant/Owner

Trustee of St. Andrew's Presbyterian Church of Canada

PRELIMINARY PLANNING OPINION: This application would sever two (2) lots with existing dwellings of 662.8 m² (0.16 ac) and 562.5 m² (0.14 ac) in size in Mount Forest. The retained parcel is approximately 1,117.4 m² (0.27 ac) in size with an existing church.

Parcel ID	Municipal Address	Lot Area	Frontage
Retained Lands	196 Fergus St N	1,117.4m ² (0.28 ac)	29.7 m (97.3 ft)
Severance 1 (52/25)	191 Fergus St N	662.8 m ² (0.16 ac)	13.4 m (44 ft)
Severance 2 (B53/25)	166 Birmingham St E	562.5 m ² (0.14 ac)	19.2 m (63 ft)

Staff understand these properties were separated and merged over time and the subject applications would separate the residential parcels to be sold are separate parcels from the church parcel.

These applications are consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns.

PROVINCIAL PLANNING STATEMENT (PPS 2024): The subject property is located within the Urban Centre of Mount Forest. Section 2.3.1.1 states that settlement areas shall be the focus of growth and development.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL TRANSITION and located within the Urban Centre of Mount Forest according to Schedule A6-1. Section 7.5.1 states, "Urban Centres are expected to provide a full range of land use opportunities, including residential uses of various types and densities, commercial, industrial and institutional uses...". Residential Transition areas are intended to provide the opportunity for non-retail commercial uses and other community services in accordance with Section 8.5.1.

The matters under Section 10.1.3 were also considered. Regarding a) and b), any comments from the municipality regarding servicing these lots and lots achieving zoning compliance should be considered.

LOCAL ZONING BY-LAW: The subject lands are zoned Mixed-Use (MU1). The MU1 zone permits existing single detached dwellings, the proposed lot area and frontage appears to meet the minimum requirements of the R2 zone. Further zoning compliance is to be reviewed by local municipality.

WELL HEAD PROTECTION AREA: The subject property is located within Well Head Protection Area C with a vulnerability score of 4.

SITE VISIT INFORMATION: The subject property has not been visited at this time, the survey sketch appears to meet the application requirements.



Zach Prince MCIP RPP
October 9th, 2025



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-10-20
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-017
 REPORT TITLE: Consent Application B53-25 Trustees of St. Andrew's Presbyterian Church of Canada

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-017 Consent Application B53-25 St. Andrew's Presbyterian Church of Canada (Severance).

AND THAT Council support consent application B53-25 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 provides documentation that existing municipal and private service(s) locations are within the severed parcel (166 Birmingham St E), with no encroachments to the lands being retained (196 Fergus St N). The existing water service, sanitary service and/or storm service to be located by utility locates including field line painting and electronic copy on private property be filed with the Infrastructure Department, to the satisfaction of the Township. Contact Infrastructure Department prior to complete the work; and
- **THAT** if the existing municipal or private service(s) for the severed lands trespasses onto the retained lands, a new service shall be installed through the Service Connection Policy process to the severed lands and private pipe to be installed entirely on the severed lands at the expense of the Owner by obtaining a **Service Connection Permit**;

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.

None

BACKGROUND

The subject properties are located in the north/east quadrant of the Town of Mount Forest and are geographically known as 166 Birmingham St. E. and 196 Birmingham St. E. Staff understand these properties were separated and merged over time and the subject application would separate the residential parcel to be sold as separate parcels from the church parcel.

Proposed severance is 562.5 square metres with 19.18m frontage (severed #2 on sketch), existing and proposed urban residential use with existing dwelling with garage.

Retained parcel is 1117.4 square metres with 29.67m frontage on Fergus St. & 37.75m frontage on Birmingham ST., existing and proposed institutional use with existing church. (retained on sketch)

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

The municipality will realize \$250.00 in clearance fee.

ATTACHMENTS

DEV 2025-017 **APPENDIX A** – Severance Sketch 25-10136

Prepared by Greg Ford at Wilson-Ford Surveying & Engineering dated June 13, 2025

DEV 2025-017 **APPENDIX B** – Aerial View of Subject Lands

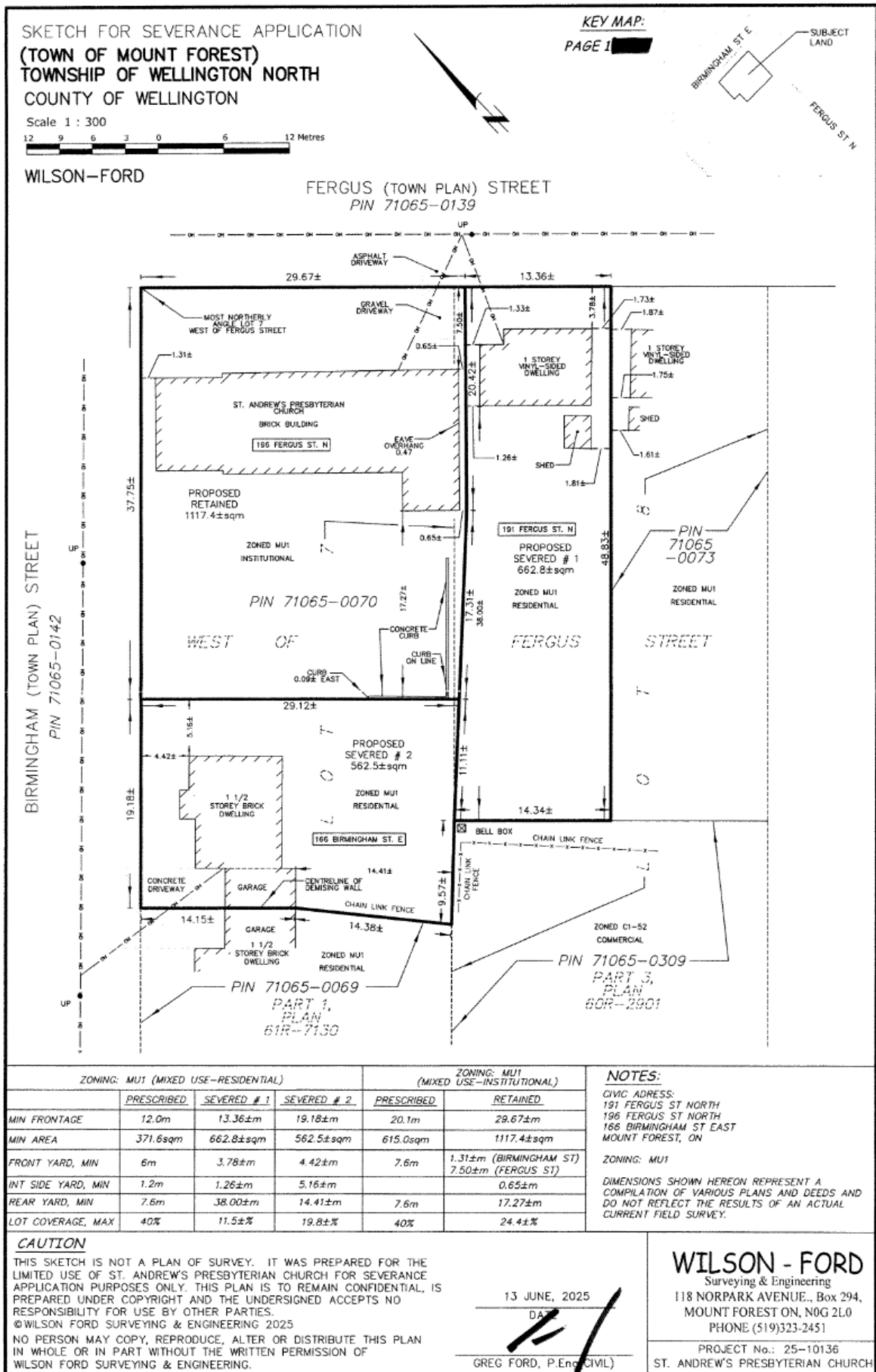
DEV 2025-017 **APPENDIX C** – Planning Report

Dated October 9, 2025, Zach Prince, Senior Planner, Planning and Development Department, County of Wellington

STRATEGIC PLAN 2024

☒ N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer ☒







Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

**Application
Location**

B52/25 & 53/25
 Part Lots 7 & 8
 w/s Fergus St., Plan Town of Mount Forest
 TOWNSHIP OF WELLINGTON NORTH (MOUNT
 FOREST)

Applicant/Owner

Trustee of St. Andrew's Presbyterian Church of Canada

PRELIMINARY PLANNING OPINION: This application would sever two (2) lots with existing dwellings of 662.8 m² (0.16 ac) and 562.5 m² (0.14 ac) in size in Mount Forest. The retained parcel is approximately 1,117.4 m² (0.27 ac) in size with an existing church.

Parcel ID	Municipal Address	Lot Area	Frontage
Retained Lands	196 Fergus St N	1,117.4m ² (0.28 ac)	29.7 m (97.3 ft)
Severance 1 (52/25)	191 Fergus St N	662.8 m ² (0.16 ac)	13.4 m (44 ft)
Severance 2 (B53/25)	166 Birmingham St E	562.5 m ² (0.14 ac)	19.2 m (63 ft)

Staff understand these properties were separated and merged over time and the subject applications would separate the residential parcels to be sold are separate parcels from the church parcel.

These applications are consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns.

PROVINCIAL PLANNING STATEMENT (PPS 2024): The subject property is located within the Urban Centre of Mount Forest. Section 2.3.1.1 states that settlement areas shall be the focus of growth and development.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL TRANSITION and located within the Urban Centre of Mount Forest according to Schedule A6-1. Section 7.5.1 states, "Urban Centres are expected to provide a full range of land use opportunities, including residential uses of various types and densities, commercial, industrial and institutional uses...". Residential Transition areas are intended to provide the opportunity for non-retail commercial uses and other community services in accordance with Section 8.5.1.

The matters under Section 10.1.3 were also considered. Regarding a) and b), any comments from the municipality regarding servicing these lots and lots achieving zoning compliance should be considered.

LOCAL ZONING BY-LAW: The subject lands are zoned Mixed-Use (MU1). The MU1 zone permits existing single detached dwellings, the proposed lot area and frontage appears to meet the minimum requirements of the R2 zone. Further zoning compliance is to be reviewed by local municipality.

WELL HEAD PROTECTION AREA: The subject property is located within Well Head Protection Area C with a vulnerability score of 4.

SITE VISIT INFORMATION: The subject property has not been visited at this time, the survey sketch appears to meet the application requirements.



Zach Prince MCIP RPP
October 9th, 2025



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-10-20
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-018
 REPORT TITLE: Consent Application B57-25 Yvonne Bailes-Mulder

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-018 Consent Application B57-25 Yvonne Bailes-Mulder (Lot Line Adjustment).

AND THAT Council support consent application B57-25, **provided the lot area is reduced to 0.4 – 0.8 ha (1-2 ac) to reflect a typical rural residential lot**, 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 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;

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.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

None

BACKGROUND

The subject properties are located in the south/east quadrant of the Township, south of Arthur and are geographically known as 7475 & 7539 Highway 6.

Proposed lot line adjustment is 20.7 hectares with 222m frontage, existing agricultural use to be added to abutting agricultural parcel – Teselink.

Retained parcel is 2.0 hectares with 185m frontage, existing and proposed rural residential and agricultural use with existing dwelling, garage, shed & barn.

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

The municipality will realize \$250.00 in clearance fee.

ATTACHMENTS

DEV 2025-018 **APPENDIX A** – Severance Sketch 34701.25

Prepared by Jeffrey E. Buisman at Van Harten dated September 4, 2025

DEV 2025-018 **APPENDIX B** – Aerial View of Subject Lands

DEV 2025-018 **APPENDIX C** – Planning Report

Dated October 20, 2025, Zach Prince, Senior Planner, Planning and Development Department, County of Wellington

STRATEGIC PLAN 2024

☒ N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer ☒







Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application	B57/25
Location	Part Lot 17, Concession A TOWNSHIP OF WELLINGTON NORTH (PEEL)
Applicant/Owner	Yvonne Bailes-Mulder

PRELIMINARY PLANNING OPINION: This lot line adjustment would sever a 20.7 ha (51.1 ac) parcel of agricultural land and merge it with an abutting 20.7 ha (51.1 ac) agricultural parcel. A 2.0 ha (5.0 ac) existing residential/agricultural parcel with an existing dwelling, barn and accessory buildings are to be retained. The merged lands would be approximately 41.4 ha (101.5 ac) for the agriculture use.

Planning staff note that the proposed retained parcel is larger than what is typically considered for a rural residential lot. Planning staff recommend reducing the lot area to 0.4 – 0.8 ha (1-2 ac) to reflect a typical rural residential lot.

Should the committee approve the application we recommend the following conditions be applied:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PROVINCIAL PLANNING STATEMENT (PPS 2024): The PPS directs in section 4.3.3.2 that lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated as PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS within the County of Wellington Official Plan. The proposed severed parcel is fully located within the PRIME AGRICULTURAL designation.

Section 10.3.5 states that lot line adjustments may be permitted “where no adverse effect on agriculture will occur: and where more viable agricultural operations will result.” The applicant has indicated that the severed lands are currently being farmed by the owner of the receiving lands. The retained lands will be for residential and agricultural use and an existing horse farm. No additional lots are being created as a result of this application.

The matters under section 10.1.3 were also considered. In regard to b) and d), there is an existing access to the property and no new accesses are proposed, any comments or concerns from the MTO be considered.

Regarding k) the proposed retained lot is larger than a typical residential lot seen in the agricultural area (1-2 ac) the area could be reduced and still permit a hobby barn if the lot is greater than 2 ac.

WELL HEAD PROTECTION AREA: The subject lands are not within a Well Head protection area.

LOCAL ZONING BY-LAW: The retained parcel is fully within the Agricultural Site Specific (A) Zone and the benefitting parcel is zoned Agriculture (A), Natural Environment (NE). Planning staff note the size of the barn on the retained lands exceeds the maximum size for a hobby barn and relief may be required. Further zoning compliance will be reviewed by the local municipality.

SITE VISIT INFORMATION: The subject property has not been visited at this time; the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Zach Prince', written in a cursive style.

Zach Prince MCIP RPP
October 20th, 2025



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2025-10-20
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2025-019
 REPORT TITLE: Site Plan Agreement – 5053745 Ontario Inc., 461 Wellington Street East

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2025-019 regarding the final approval of the 5053745 Ontario Inc. Site Plan Control Agreement for the property at 461 Wellington Street East, Mount Forest.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- Zoning By-law Amendment 092-2024 dated November 4, 2024 (FD – Future Development and R2 – Medium Density Residential to R3-77 (H) High Density Site Specific with a Holding Provision)
- By-law 031-2025 dated June 2, 2024 (Sewage Allocation)

BACKGROUND

Subject Lands

The property is located north of Wellington Street East and is between Church Street North and London Road North in the town of Mount Forest. It is approximately 1.96 hectares (4.84 acres) with access from Wellington Street East.

The Proposal

The Owner has received Site Plan Approval from the Township to construct a new residential development with a total of 88 stacked townhouse units, consisting of units above and units partially below grade, in 7 buildings. The developer intends to make this a condominium. This project will include site grading, servicing, landscaping, stormwater management and private interior roadway.

Other site features include parking and amenity areas both with walkways. Some of the on-site amenities proposed are a playground, covered picnic area and pickleball court.

Existing Policy Framework

The subject lands are designated (H) R3-44 High Density Residential Site Specific with a Holding Provision, in the Township of Wellington North Zoning By-Law 66-01 with Residential designation in the County of Wellington Official Plan.

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. The applicant has satisfied staff that this project will be constructed in a manner that is consistent with municipal standards and best practices. A copy of the agreement is attached.

The executed site plan agreement will be registered.

CONSULTATION

Staff have consulted with the Building, Planning & Development, Infrastructure Services and Fire Services Departments in the Township as well as the County of Wellington, Planning and Development Department and B. M. Ross and Associates Limited on its behalf.

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report for information.

ATTACHMENTS

DEV 2025-019 **APPENDIX A** – Location Map

DEV 2025-019 **APPENDIX B** – Site Plan Showing Location of Building

DEV 2025-019 **APPENDIX C** – Site Plan Control Agreement

STRATEGIC PLAN 2024

☒ Shape and support sustainable growth

How: Supporting growth and increased services for local communities.

Approved by: Brooke Lambert, Chief Administrative Officer ☒





SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this 7th day of October 2025.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
(the "Township")
OF THE FIRST PART

-and-

5053745 ONTARIO INC.
(hereinafter collectively called the "Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the lands described as

PART PARK LOT 3 S/S BIRMINGHAM STREET PLAN TOWN OF MOUNT FOREST,
MOUNT FOREST, BEING PART 4 PLAN 61R21979; TOWNSHIP OF WELLINGTON
NORTH

PIN: 71066-0128

LRO #61

(hereinafter called the "Lands")

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the Lands described in Schedule "A" attached hereto;

AND WHEREAS the Township approved the plans and drawings submitted by the Owner subject to certain conditions;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario.

NOW THEREFORE in consideration of the mutual covenants hereinafter expressed, the Township's approval of the plans and drawings described herein and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans").
2. The Owner covenants and agrees to construct all buildings, structures, facilities and works in accordance with the Plans.

SITE PLAN AGREEMENT
5053745 ONTARIO INC.

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3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph Section 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an adequate outlet, where necessary, in a manner approved by the Township and/or The Corporation of the County of Wellington (the "County").
6. The Owner agrees and acknowledges that they are responsible for snow removal from the parking lot area of the Lands. During completion of the Works, snow will be removed in a manner consistent with current practices on the Lands. Surplus snow outside of the snow storage areas that are shown on the approved Plans shall be removed off-site to a location that has been arranged by the Owner and at the sole expense of the Owner.
7. The provisions set out in Schedule "B" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "B" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, the Township's consulting engineer, and, where applicable, the County, its servants, consultants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.
11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township (the "Offsite Works"), the Owner shall:
 - a) The Owner shall obtain and maintain in full force and effect a policy of comprehensive general liability insurance, completed operations insurance, and automobile liability insurance, providing coverage for a limit of not less than FIVE MILLION DOLLARS (\$5,000,000.00) for each occurrence of a claim of bodily injury (including personal injury), death or property damage, including loss of use thereof, that may arise directly or indirectly out of the acts or omissions of the Owner. Such policy or policies shall be issued in the joint names of the Owner, with the Township and the Township's consulting engineer as additional insured, and the form and content shall be subject to the approval of the Township. The policy shall

SITE PLAN AGREEMENT
5053745 ONTARIO INC.

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be in effect for the period described in 11(e) of this agreement. The issuance of such policy or policies of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which it may be held responsible. A Certificate of Insurance shall be provided prior to the start of construction and on an annual basis. The policy shall specify that it cannot be altered, cancelled, or allowed to lapse unless prior notice by registered mail has been received thirty (30) days in advance by the Township.

- b) Prior to the commencement of the Offsite Works within the Township's Right-of-Way the following item are required as set out in the Township's Service Connection Policy:
 - i. The Owner is responsible to hire a contractor from the Township's Approved Contractor List to construct the works within the municipal right-of-way;
 - ii. The Owner's contractor shall forward a Certificate of Insurance meeting the same requirements as outlined in section 11a of this agreement, WSIB Certification, Ministry of Labour Notice of Project and Traffic Control Plan as per MTO Book 7 requirements.
 - iii. A Pre-Construction meeting has been held between the Township, Owner and Owner's Contractor.
- c) It is also understood and agreed that in the event of a claim any deductible or self-insured retention under these policies of insurance shall be the sole responsibility of the Owner and that this coverage shall preclude subrogation claims against the Township and will be primary insurance in response to claims.
- d) The Township's claims process for Third Party claims is to refer the claimant, including lien claimants, directly to the Owner and to leave the resolution of the claim with the Contractor. This applies regardless of whether or not it is an insured loss.
- e) The Owner shall, upon the earlier of (a) commencing any works on the relevant lands, or (b) applying for a building permit, supply the Township with cash or a letter of credit (the "Offsite Works Security Deposit") in form satisfactory to the Chief Building Official ("CBO") and in an amount of ONE HUNDRED, SEVENTY NINE, ONE HUNDRED AND SEVEN DOLLARS AND FIFTY CENTS (\$179,107.50) as found in Schedule C, sufficiently guaranteeing the satisfactory completion of the offsite works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a minimum period of two (2) years from the date of certification of Completion, and receive written approval from the Township Engineer. The Security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer and all Works have been certified by the Owner's Engineer, the Security may be reduced to an amount equal to ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said minimum two (2) years period. No interest shall be payable on any such security deposit. The Township will not be required to provide final acceptance during the winter months or any other time of year when inspection of the Works and services is impractical due to snow cover or other adverse conditions.
- f) The Owner shall employ engineers registered with Professional Engineers Ontario and approved by the Township to provide the field layout, the contract administration, necessary contract(s) and full-time supervision

SITE PLAN AGREEMENT
5053745 ONTARIO INC.

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inspection of construction. The Owner's Engineer shall provide certification that the installation of services was in conformance with said plans, documents and specifications, such certification to be in a form acceptable to the Township Engineer.

- g) Hereby acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit, and the Owner fails to comply, within thirty (30) days written notice, with a direction to carry out such work or matter, the Township may draw on the letter of credit and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn.
 - h) Hereby acknowledges and agrees that the Township reserves the right to draw on and use the letter of credit to complete any work or matter required to be done by the Owner pursuant to this Agreement. The Owner further acknowledges and agrees that, notwithstanding subsection 11(e) to this Agreement, in the event that the Township determines that any reduction in the letter of credit will create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Owner pursuant to this Agreement, the Township will not be obligated to reduce the letter of credit until such time as such work is completed to the satisfaction of the Township or the Township has sufficient security to ensure that such work will be completed.
12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township (the "Onsite Works") the Owner shall:
- a) Provide the Township with, upon the earlier of (a) commencing any Onsite Works on the relevant lands, or (b) applying for a building permit, supply the Township with a letter of credit or other satisfactory security in an amount equal to 50% to a maximum of FIFTY THOUSAND DOLLARS (\$50,000) of the cost of works and facilities relating to onsite servicing, storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works (the "Onsite Works Security Deposit"). No interest shall be payable on any such security deposit.
 - b) Complete the said works and facilities within a period of two (2) years from the date of issuance of a building permit, or within two (2) years of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of Completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the Owner's sole expense. When a substantial amount of the work is completed to the satisfaction of the Township, the Security may be reduced to an amount determined by the Township for each phase and shall not be further reduced until the Township has approved the works.
 - c) Upon failure of the Owner to complete the said works and facilities within the said two (2) years period, the Owner acknowledges and agrees that the Township reserves the right to draw on and use the letter of credit to complete any work or matter required to be done by the Owner pursuant to this Agreement. The Owner further acknowledges and agrees that, notwithstanding subsection 12(a) to this Agreement, in the event that the Township determines that any reduction in the letter of credit will create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Owner pursuant

SITE PLAN AGREEMENT
5053745 ONTARIO INC.

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to this Agreement, the Township will not be obligated to reduce the letter of credit until such time as such work is completed to the satisfaction of the Township or the Township has sufficient security to ensure that such work will be completed.

13. The Owner shall grade the Lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Plans. The Owner shall not use or cause or permit to be used any new construction on the Lands until after an as-built grading survey has been provided by an Ontario Land Surveyor and a professional engineer or architect has given the Township, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on or in the Lands which fall within the provisions of Section 41 of the *Planning Act* and are required for this development by the Plans and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect.
14. The Owner covenants and agrees not to permit the Lands to drain otherwise than into a properly installed drainage system with proper catch basins and the grades and drainage facilities shall be so established as to provide roof water onto the internal system and maintain an on-site storm water management system to limit storm run-off from the site to a predevelopment rate of flow and to indemnify and save harmless the Township and their Agents from any liability for excess run-off as a result of construction or development on the Lands.
15. The Owner covenants and agrees to implement and monitor on-site sediment and erosion control measures, during construction of this development, to the satisfaction of the Township.
16. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the Owner may be required to apply dust suppressants, covering stockpiles of topsoil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
17. The Township and Owner agree that the Owner may choose to develop the Lands in phases and in accordance with the approved phasing plan, as shown on the approved Plans. In such case, the Owner agrees as follows:
 - a) that the Owner will not apply for, nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;
 - b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the Chief Building Official (the "CBO"), and the provisions of this Agreement shall apply to such security with respect to such phase(s); and
 - d) that the provisions of this Agreement shall apply to all such phases.
18. The Owner covenants and agrees to have the Owner's Engineer prepare and submit As Recorded Drawings within six (6) months of Completion of the Offsite Works to the Township for review in electronic files (PDF) format. Once approved by Township, the Owner shall submit three (3) bound paper sets of drawings printed on 24" x 36" paper copies and electronic files (PDF and AutoCAD or

SITE PLAN AGREEMENT
5053745 ONTARIO INC.

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similar and GIS shape files). Refer to current Township Municipal Servicing Standards for current as constructed drawing submission requirements.

19. The Owner covenants and agrees to have the Owner's Engineer prepare and submit to the Township within six (6) months of Completion of the Works an individual Service Record Sheet (SRS) on 8.5" x 11" paper for each property. SRS to be submitted to the Township for review, until approved, at which time the Township requests one (1) paper sets of SRS 8.5" x 11" and electronic files (PDF). SRS are required for each municipal service within the development; drinking water, sanitary sewer and storm sewer. Refer to current Township Municipal Servicing Standards for Service Record Sheets submission requirements and template.
20. The Owner covenants and agrees to make all necessary arrangements and to be solely responsible for the costs of removing and relocating any existing municipal or public services requiring relocation in the course of, or in connection with, the construction, installation or provision of the works, services and facilities under this Agreement.
21. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township; the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
22. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
23. The Owner shall obtain from all mortgagees, charges and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.
24. The covenants, agreements, conditions and understandings set out herein and in Schedule "B" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
25. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

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SITE PLAN AGREEMENT
5053745 ONTARIO INC.

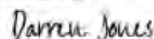
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THIS AGREEMENT is executed by the Township this 7th day of October 2025.

**THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH**

Per: Signed by:

07-10-2025



DARREN JONES – CHIEF BUILDING OFFICIAL
I have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this 7 day of October 2025.

5053745 ONTARIO INC.

Per: Signed by:

07-10-2025



BRAD WILSON - PRESIDENT
I have authority to bind the corporation.

DEVELOPER'S MAILING ADDRESS: P.O. Box 7, 237 Industrial Dr., Mount Forest, ON, N0G 2L0

DEVELOPER'S PHONE NUMBER: 519-509-8000

DEVELOPER'S EMAIL ADDRESS: brad@wilsoncorp.ca

SITE PLAN AGREEMENT
5053745 ONTARIO INC.

8

SCHEDULE "A"

Approved Plan and Drawings

DOCUMENT NUMBER	DOCUMENT NAME	REVISION NUMBER	REVISION DATE	PREPARED BY
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Civil Drawings

TS	Titles Sheet	5	SEPT 18/25	Cobide Engineering Inc.
EX1	Existing Conditions and Removals	5	SEPT 18/25	Cobide Engineering Inc.
SP1	General Site Plan	5	SEPT 18/25	Cobide Engineering Inc.
SP2	Proposed Phasing Plan	5	SEPT 18/25	Cobide Engineering Inc.
SP3	Proposed Phase 1 Parking	5	SEPT 18/25	Cobide Engineering Inc.
SS1	Site Servicing Plan	5	SEPT 18/25	Cobide Engineering Inc.
SG1	Site Grading Plan	5	SEPT 18/25	Cobide Engineering Inc.
STM1	Storm Sewer Drainage Areas	5	SEPT 18/25	Cobide Engineering Inc.
STM2	Storm Water Management Pond	5	SEPT 18/25	Cobide Engineering Inc.
C1	Municipal Ditch Modifications Details 1	5	SEPT 18/25	Cobide Engineering Inc.
C2	Municipal Ditch Modifications Details 2	5	SEPT 18/25	Cobide Engineering Inc.
C3	Miscellaneous Sections	5	SEPT 18/25	Cobide Engineering Inc.
C4	Signage & Landscape Plan	5	SEPT 18/25	Cobide Engineering Inc.
ESC1	Erosion and Sedimentation Control Plan	5	SEPT 18/25	Cobide Engineering Inc.
DET1	Municipal Servicing Standards	5	SEPT 18/25	Cobide Engineering Inc.
DET2	Municipal Servicing Standards	5	SEPT 18/25	Cobide Engineering Inc.
DET3	Details 1	5	SEPT 18/25	Cobide Engineering Inc.
DET4	Details 2	5	SEPT 18/25	Cobide Engineering Inc.
DET5	Details 3	5	SEPT 18/25	Cobide Engineering Inc.
DET6	Details 4	5	SEPT 18/25	Cobide Engineering Inc.
DET7	Details 5	5	SEPT 18/25	Cobide Engineering Inc.
DET8	Details 6	5	SEPT 18/25	Cobide Engineering Inc.

Electrical Drawings

E1	Electrical Site Plan	2	2025.09.18	Mighton Engineering
E2	Electrical Details	2	2025.09.18	Mighton Engineering
290929-0 A1	Photometrics Plan		03/12/2025	Acuity Design Services

Reports

DOCUMENT NAME	SEAL DATE	DATED	PREPARED BY
Functional Servicing Report	2025-08-07	August 2025	Cobide Engineering Inc.
Stormwater Management Report	2025-09-18	April 2025	Cobide Engineering Inc.
Storm Sewer Design Sheets		April 28, 2025	Cobide Engineering Inc.
Transportation Impact Study	17-August-2021	August 2021	Paradigm Transportation Solutions Limited
Transportation Impact Study Addendum		2024-06-24	Paradigm Transportation Solutions Limited
Transportation Impact Study Peer Review Response		2025-07-18	Paradigm Transportation Solutions Limited
Geotechnical Investigation Report	2021/03/31	March 30, 2021	CMT Engineering Inc.
Planning Justification Report		July 2024	Cobide Engineering
Trailside Tree Planting Plan on SP1		July 2024	Cobide Engineering

SCHEDULE "B"**Site Specific Requirements**

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. The Owner agrees that all the services, works, facilities and matters required under this Agreement located on the lands shall be maintained for the life of the proposed development covered by the Site Plan at the Owner's, and each subsequent Owner's expense, including the stormwater management works, to ensure proper stormwater runoff quantity and quality control, including following the monitoring and cleaning recommendations of the buried stormwater management works, grass swales, perimeter board fence, retaining wall, surface treatment of parking areas, line painting markings, signage, and landscaping.
2. The Owner agrees the onsite private fire hydrant, colour yellow, as shown in the site plan, is to be inspected and maintained to ensure they operate as per the fire hydrant design requirements. The onsite private fire hydrant is to be annually inspected by a person duly licenced to perform that function and shall maintain written records including date and time when inspection was completed, corrective measures, and list of what maintenance work was completed. The written records shall be retained at the building premises for examination by the Township's Fire Chief upon request.
3. Prior to issuance of the Occupancy Permit the following is to be completed and to the satisfaction of the Township:
 - a) Off-site works have met Substantial Performance and all testing requirements of sewers, geotechnical testing and certification letter from Owners Engineer has been submitted.
 - b) On-site works including but not limited to perimeter swales/drainage, stormwater management works, driveway, parking, sidewalk, sanitary servicing, stormwater servicing and water servicing have met all testing requirements and certification letter from Owners Engineer has been submitted for each phase.
 - c) The Owner and/or applicant fulfill the applicable Source Water Protection requirements to the satisfaction of the Township Risk Management Official.
 - d) Submit all other necessary approvals (i.e. Stormwater CLI ECA if applicable). A copy of these permits once received are to be provided for the Township record as applicable.
4. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspection and maintenance of water meters and backflow prevention devices.
5. The Owner acknowledges that flooding from the Birmingham Street ditch will encroach into the site from time to time and the Owner accepts such flooding and the engineering design proposed by the Owner seeks to mitigate any negative impact to site structures, infrastructure, and use of the site.
6. Prior to the start of construction, the Owner shall make best efforts to obtain written permission from neighbouring properties where lands will be accessed for construction purposes including retaining wall and associated grading and restoration and installation of fencing.

SITE PLAN AGREEMENT
5053745 ONTARIO INC.

11)

SCHEDULE "C"

Estimated Cost of the Offsite Works

Project No. 03707

October 1, 2025



Table 1

461 Wellington Street
Construction Cost Estimate - Off Site Works
Township of Wellington North

Item	Preliminary Cost Summary				Total
1.0	General Construction Items				\$4,752.50
2.0	Removals				\$5,900.00
3.0	Sanitary Sewers and Appurtenances				\$6,350.00
4.0	Storm Sewers				\$94,725.00
5.0	Road Works				\$19,380.00
6.0	Contingency Allowance (10%)				\$13,800.00
7.0	Engineering (10%)				\$14,000.00
8.0	HST (13%)				\$21,000.00
Total Preliminary Cost					\$179,187.50
1.0	General Construction Items	Quantity	Unit	Unit Price	Total
1.1	Supply, install, Maintain and Remove Heavy Duty/Gilt Fence	140	m	\$25.00	\$3,500.00
1.2	Excavate Ditch	107	m ³	\$7.50	\$1,252.50
Total Section 1.0					\$4,752.50
2.0	Removals	Quantity	Unit	Unit Price	Total
2.1	Remove Existing Trees	100%	L.S	\$5,000.00	\$5,000.00
2.2	Sawcut Existing Curb Face	12	m	\$60.00	\$800.00
2.3	Earth Excavation	40	m ³	\$7.50	\$300.00
Total Section 2.0					\$5,900.00
3.0	Sanitary Sewer and Appurtenances	Quantity	Unit	Unit Price	Total
3.1	200mm dia. PVC SDR-35 Sanitary Sewer	10	m	\$275.00	\$2,750.00
3.2	Connect to Existing Sanitary Sewer Maintenance Hole	1	Each	\$3,000.00	\$3,000.00
3.3	Closed Circuit Television Inspection - Substantial Performance	100%	L.S	\$300.00	\$300.00
3.4	Closed Circuit Television Inspection - 3 Months Prior to End of Warranty Period	100%	L.S	\$300.00	\$300.00
Total Section 3.0					\$6,350.00
4.0	Storm Sewers	Quantity	Unit	Unit Price	Total
4.1	300mm dia. HDPE Storm Sewer	41	m	\$225.00	\$9,225.00
4.2	300mm dia. Concrete Storm Sewer	70	m	\$275.00	\$19,250.00
4.3	375mm dia. HDPE Storm Sewer	64	m	\$250.00	\$16,000.00
4.4	900mm dia. Culvert	40	m	\$500.00	\$20,000.00
4.5	Supply and install 1200mm dia. Concrete Storm Manhole	3	Each	\$7,500.00	\$22,500.00
4.6	Supply and Place Concrete Chute	1	Each	\$2,500.00	\$2,500.00
4.7	Supply and Place Rip-Rap over Geotextile	70	m ²	\$75.00	\$5,250.00
Total Section 4.0					\$94,725.00
5.0	Road Works	Quantity	Unit	Unit Price	Total
5.1	Supply & Place Granular B'	100	Tonne	\$22.00	\$2,200.00
5.2	Supply & Place Granular A'	50	Tonne	\$28.00	\$1,400.00
5.3	Supply & Place H/L4	8	Tonne	\$160.00	\$1,280.00
5.4	Supply & Place H/L3	6	Tonne	\$160.00	\$960.00
5.5	Supply & Place Concrete Curb	12	m	\$100.00	\$1,200.00
5.6	Supply & Place Concrete Sidewalk	9	m ²	\$90.00	\$810.00
5.7	Supply & Place Tactile Plates	2	Each	\$300.00	\$600.00
5.8	Supply & Place Topsoil and Seed	40	m ²	\$22.00	\$880.00
5.9	Supply & Place Topsoil and Hydroseed	700	m ²	\$14.00	\$9,800.00
5.10	Supply and Place Limestone Screenings	5	Tonne	\$50.00	\$250.00
Total Section 5.0					\$19,380.00

Notes:

1. The estimate of construction costs is provided for budgetary purposes only. This is not to be interpreted as a guarantee by Cobide Engineering Inc. of the actual construction costs.

Cost estimate is received October 1, 2025 prepared by Cobide Engineering Inc.

2025-10-13

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
81996	BJ Industries Inc.	2025-09-22	\$1,900.00
81997	Canada Rink Services	2025-09-22	\$7,280.60
81999	Coldwell Banker WIN Realty	2025-09-22	\$254.25
82000		2025-09-22	\$1,900.00
82001	G-Tel Engineering Inc.	2025-09-22	\$2,712.00
82002	Hydro One Networks Inc.	2025-09-22	\$82.81
82003	Local Authority Services	2025-09-22	\$16,719.45
82004	Mount Forest Foodland	2025-09-22	\$83.46
82005	Mount Forest Greenhouses Ltd.	2025-09-22	\$452.00
82006	Michelin North America (Canada	2025-09-22	\$7,394.09
82007	Midtown Auto Repair	2025-09-22	\$976.64
82008	Peto MacCallum Ltd. Engineers	2025-09-22	\$1,339.05
82009	Rogers	2025-09-22	\$1,862.26
82010		2025-09-22	\$330.12
82011	Saugeen Valley Children's Safe	2025-09-22	\$690.00
82012	Skyward Towers Inc.	2025-09-22	\$20,215.70
82013	Smart Workplace	2025-09-22	\$337.87
82014	Staples Professional	2025-09-22	\$513.88
82015	TD Wealth	2025-09-22	\$877.22
82016	The Eco Den	2025-09-22	\$535.62
82017	Enbridge Gas Inc.	2025-09-22	\$4,747.08
82018	Wightman Telecom Ltd.	2025-09-22	\$1,347.07
82019	Workplace Safety & Ins Board	2025-09-22	\$13,945.34
EFT0008965	A J Stone Company Ltd.	2025-09-22	\$13,718.20
EFT0008966	Arthur Home Hardware Building	2025-09-22	\$164.16
EFT0008967	B & B Custom Crushing	2025-09-22	\$4,407.00
EFT0008968	B & I Complete Truck Centre	2025-09-22	\$1,950.81
EFT0008969	Barclay Wholesale	2025-09-22	\$1,031.28
EFT0008970	Bluewater Fire & Security	2025-09-22	\$2,496.17
EFT0008971	B M Ross and Associates	2025-09-22	\$50,254.50
EFT0008972	Canada's Finest Coffee	2025-09-22	\$116.65
EFT0008973	CARQUEST Arthur Inc.	2025-09-22	\$14.01
EFT0008974	Claussen Farms Custom Farming	2025-09-22	\$28,567.17
EFT0008975	County of Wellington	2025-09-22	\$3,485,751.37
EFT0008976	Canadian Union of Public Emplo	2025-09-22	\$2,770.10
EFT0008977	Da-Lee Dust Control	2025-09-22	\$10,168.99
EFT0008978	Delta Elevator Co. Ltd.	2025-09-22	\$1,062.84
EFT0008979	Everything Asphalt	2025-09-22	\$8,483.48
EFT0008980	Excel Business Systems	2025-09-22	\$160.46
EFT0008981		2025-09-22	\$519.12
EFT0008982	Grand River Conservation Auth	2025-09-22	\$20,223.00
EFT0008983	Ideal Supply Inc.	2025-09-22	\$406.63
EFT0008984	International Trade Specialist	2025-09-22	\$3,107.50
EFT0008985	J J McLellan & Son	2025-09-22	\$3,231.01
EFT0008986	JOB-INC Electric	2025-09-22	\$120,427.72
EFT0008987	K Smart Associates Limited	2025-09-22	\$2,752.96
EFT0008988	Lange Bros.(Tavistock) Ltd	2025-09-22	\$2,436.56

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0008989	M & L Supply, Fire & Safety	2025-09-22	\$243.29
EFT0008990	Marcc Apparel Company	2025-09-22	\$303.97
EFT0008991		2025-09-22	\$94.20
EFT0008992	Midwest Co-operative Services	2025-09-22	\$350.02
EFT0008993	Ont Mun Employee Retirement	2025-09-22	\$71,861.78
EFT0008994	Ontario One Call	2025-09-22	\$168.08
EFT0008995	Ontario Training Network	2025-09-22	\$5,537.00
EFT0008996	Ont Clean Water Agency	2025-09-22	\$144,529.32
EFT0008997	PETRO-CANADA	2025-09-22	\$2,244.85
EFT0008998	Premier Equipment Ltd.	2025-09-22	\$1,715.92
EFT0008999	Print One	2025-09-22	\$353.13
EFT0009000	Resurfice Corporation	2025-09-22	\$662.07
EFT0009001	ROBERTS FARM EQUIPMENT	2025-09-22	\$294.21
EFT0009002		2025-09-22	\$5,400.00
EFT0009003	SGS Canada Inc.	2025-09-22	\$2,295.63
EFT0009004	Suncor Energy Inc.	2025-09-22	\$7,168.29
EFT0009005	Teviotdale Truck Service & Rep	2025-09-22	\$5,906.88
EFT0009006	Uline	2025-09-22	\$1,725.50
EFT0009007	Wellington Advertiser	2025-09-22	\$296.63
EFT0009008	Wellington North Power	2025-09-22	\$12,534.86
EFT0009009	Young's Home Hardware Bldg Cen	2025-09-22	\$128.14
EFT0009010	Conseil scolaire catholique Mo	2025-09-25	\$4,399.00
EFT0009011	Conseil Scolaire Viamonde	2025-09-25	\$4,380.00
EFT0009012	Upper Grand Dist School Board	2025-09-25	\$886,416.00
EFT0009013	Wellington Catholic Dist Sch B	2025-09-25	\$144,963.00
82020	Aitken Custom Framing LTD	2025-10-02	\$5,700.00
82021		2025-10-02	\$500.00
82022	Arthur Opti-Mrs	2025-10-02	\$500.00
82023	Arthur Foodland	2025-10-02	\$27.11
82024		2025-10-02	\$79,730.07
82025	GNT Sports	2025-10-02	\$369.00
82026	Hydro One Networks Inc.	2025-10-02	\$3,308.13
82027		2025-10-02	\$4,300.00
82028	Metzger Electric Inc	2025-10-02	\$7,630.99
82029	Mount Forest Foodland	2025-10-02	\$164.95
82030		2025-10-02	\$1,919.28
82031		2025-10-02	\$120.00
82032	Enbridge Gas Inc.	2025-10-02	\$1,016.94
82033	Weber's Farm Supply	2025-10-02	\$82.49
EFT0009014	Abell Pest Control Inc	2025-10-02	\$344.01
EFT0009015	Arthur Home Hardware Building	2025-10-02	\$107.58
EFT0009016	Artic Clear 1993 Inc.	2025-10-02	\$42.50
EFT0009017	BackSpace Consulting	2025-10-02	\$14,238.00
EFT0009018	Bluewater Fire & Security	2025-10-02	\$372.90
EFT0009019	B M Ross and Associates	2025-10-02	\$46,565.29
EFT0009020	Brandt Cambridge	2025-10-02	\$913.04
EFT0009021	Broadline Equipment Rental Ltd	2025-10-02	\$429.68
EFT0009022	CARQUEST Arthur Inc.	2025-10-02	\$269.36
EFT0009023	Carson Supply	2025-10-02	\$1,047.28
EFT0009024	Cedar Creek Tools Ltd	2025-10-02	\$476.78
EFT0009025	Chalmers Fuels Inc	2025-10-02	\$1,790.61
EFT0009026	County of Wellington	2025-10-02	\$27,419.00
EFT0009027		2025-10-02	\$60.41

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0009028	Duncan, Linton LLP, Lawyers	2025-10-02	\$4,884.77
EFT0009029	Eric Cox Sanitation LTD.	2025-10-02	\$1,034.61
EFT0009030	Eramosa Engineering Inc.	2025-10-02	\$4,714.26
EFT0009031	FOSTER SERVICES/822498 ONT INC	2025-10-02	\$1,197.80
EFT0009032	Graybar Canada Ltd	2025-10-02	\$576.30
EFT0009033	Ingersoll Rand	2025-10-02	\$36,921.86
EFT0009034	Lifesaving Society	2025-10-02	\$352.50
EFT0009035	Maple Lane Farm Service Inc.	2025-10-02	\$1,108.42
EFT0009036	Marcc Apparel Company	2025-10-02	\$152.55
EFT0009037		2025-10-02	\$162.60
EFT0009038	Municipality of North Perth	2025-10-02	\$3,616.00
EFT0009039	Midwest Co-operative Services	2025-10-02	\$271.11
EFT0009040	PACKET WORKS	2025-10-02	\$169.51
EFT0009041	Premier Equipment Ltd.	2025-10-02	\$403.02
EFT0009042	Print One	2025-10-02	\$144.64
EFT0009043	Pryde Truck Service Ltd.	2025-10-02	\$5,149.27
EFT0009044	Purolator Inc.	2025-10-02	\$11.97
EFT0009045	RESQTECH Systems Inc	2025-10-02	\$4,955.05
EFT0009046	Risolv IT Solutions Ltd	2025-10-02	\$16,201.53
EFT0009047	Suncor Energy Inc.	2025-10-02	\$4,768.31
EFT0009048	Telizon Inc.	2025-10-02	\$944.76
EFT0009049	Triton Engineering Services	2025-10-02	\$76,598.41
EFT0009050	Uline	2025-10-02	\$1,386.25
EFT0009051	UnitedCloud Inc.	2025-10-02	\$591.10
EFT0009052		2025-10-02	\$57.17
EFT0009053	Wellington Advertiser	2025-10-02	\$394.26
EFT0009054	Wellington North Power	2025-10-02	\$62,396.36
EFT0009055		2025-10-02	\$106.87
EFT0009056	Young's Home Hardware Bldg Cen	2025-10-02	\$650.04
82034	Arthur and District Chamber of	2025-10-09	\$125.00
82035	Arthur Barber Shop	2025-10-09	\$888.00
82036	Arthur Green Developments Inc	2025-10-09	\$6,658.95
82037	Bell Mobility	2025-10-09	\$143.34
82038	Brenda's Embroidery	2025-10-09	\$20.00
82039	Brenmar Transit Ltd.	2025-10-09	\$706.25
82040	Cafe at the Old Post	2025-10-09	\$329.34
82041	Complete Home & Business Solut	2025-10-09	\$202.27
82042	Cotton's Auto Care Centre	2025-10-09	\$525.45
82043	Docusign Inc	2025-10-09	\$3,412.61
82044		2025-10-09	\$1,900.00
82045	FINA CONSTRUCTION LTD.	2025-10-09	\$89,466.51
82046	Grand Quarry Ltd.	2025-10-09	\$9,162.51
82047		2025-10-09	\$25,651.00
82048	Hayden's Hope Foundation	2025-10-09	\$700.00
82049	Heffernan Auto Care Inc.	2025-10-09	\$1,413.01
82050		2025-10-09	\$1,220.00
82051	JD Mobile Repair Service	2025-10-09	\$639.34
82052		2025-10-09	\$1,011.00
82053	LMH Hospital Auxiliary	2025-10-09	\$65.00
82054		2025-10-09	\$35.00
82055		2025-10-09	\$1,900.00
82056	Madam LeStrange's Herbology	2025-10-09	\$55.00
82057	Mariahof Farms Ltd.	2025-10-09	\$1,900.00

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
82058		2025-10-09	\$40.00
82059		2025-10-09	\$1,401.58
82060		2025-10-09	\$45.00
82061		2025-10-09	\$195.00
82062		2025-10-09	\$1,900.00
82063		2025-10-09	\$60.00
82064	MES Canada Inc	2025-10-09	\$825.60
82065	Mount Forest Foodland	2025-10-09	\$241.80
82066	Mt Forest & District Arts Coun	2025-10-09	\$375.00
82067	Mount Forest Mushrooms	2025-10-09	\$40.00
82068	The Murray Group Limited	2025-10-09	\$6,603.52
82069		2025-10-09	\$1,900.00
82070	O.K. Construction Inc.	2025-10-09	\$54,579.25
82071	Principles Integrity	2025-10-09	\$77.69
82072		2025-10-09	\$130.00
82073	Riley Sports	2025-10-09	\$280.24
82074		2025-10-09	\$508.50
82075	Shady Lawn Fabric	2025-10-09	\$990.00
82076		2025-10-09	\$43.60
82077	Staples Professional	2025-10-09	\$1,327.67
82078	Sterre Cafe & Gifts	2025-10-09	\$670.00
82079	Stoney Ridge Truck Centre Ltd.	2025-10-09	\$171.96
82080		2025-10-09	\$20.00
82081	Twp of Wellington North	2025-10-09	\$890.58
82082		2025-10-09	\$45.00
82083		2025-10-09	\$40.00
82084	Warrior Landscaping	2025-10-09	\$7,345.00
82085	Waste Management	2025-10-09	\$1,494.00
82086	Wightman Telecom Ltd.	2025-10-09	\$225.70
EFT0009057	Arthur Home Hardware Building	2025-10-09	\$183.83
EFT0009058	Artic Clear 1993 Inc.	2025-10-09	\$85.00
EFT0009059	Balaklava Audio	2025-10-09	\$177.98
EFT0009060	Biz Bull	2025-10-09	\$254.25
EFT0009061	Broadline Equipment Rental Ltd	2025-10-09	\$7,850.65
EFT0009062		2025-10-09	\$165.25
EFT0009063	Canada's Finest Coffee	2025-10-09	\$26.00
EFT0009064	CARQUEST Arthur Inc.	2025-10-09	\$84.98
EFT0009065	Cedar Creek Tools Ltd	2025-10-09	\$567.80
EFT0009066	Chalmers Fuels Inc	2025-10-09	\$5,427.22
EFT0009067	Cimco Refrigeration	2025-10-09	\$3,164.00
EFT0009068	Coffey Plumbing, Div. of KTS P	2025-10-09	\$7,369.81
EFT0009069		2025-10-09	\$123.42
EFT0009070	Cox Construction Limited Guelph	2025-10-09	\$360,085.08
EFT0009071	County of Wellington	2025-10-09	\$16,322.50
EFT0009072	Central Square Canada Software	2025-10-09	\$22,680.65
EFT0009073	Duncan, Linton LLP, Lawyers	2025-10-09	\$10,812.10
EFT0009074	Eric Cox Sanitation LTD.	2025-10-09	\$283.55
EFT0009075	Eidt`s BMR Express Hardware	2025-10-09	\$34.16
EFT0009076	Excel Business Systems	2025-10-09	\$624.61
EFT0009077	FOXTON FUELS LIMITED	2025-10-09	\$215.70
EFT0009078	Human Response Monitoring Cent	2025-10-09	\$339.00
EFT0009079	Ideal Supply Inc.	2025-10-09	\$259.74
EFT0009080	International Trade Specialist	2025-10-09	\$195.98

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0009081	J J McLellan & Son	2025-10-09	\$13.28
EFT0009082	KORE Mechanical Inc.	2025-10-09	\$1,479.53
EFT0009083	Landmark Municipal Services UL	2025-10-09	\$4,997.99
EFT0009084	Maple Lane Farm Service Inc.	2025-10-09	\$1,014.37
EFT0009085	Marmo Waste Services	2025-10-09	\$489.01
EFT0009086		2025-10-09	\$658.80
EFT0009087	Moorefield Excavating Limited	2025-10-09	\$208,902.95
EFT0009088	Midwest Co-operative Services	2025-10-09	\$223.67
EFT0009089	Ontario One Call	2025-10-09	\$186.79
EFT0009090	Ont Clean Water Agency	2025-10-09	\$19,555.67
EFT0009091	Owen Sound Vault Works Ltd	2025-10-09	\$4,576.50
EFT0009092	Pryde Truck Service Ltd.	2025-10-09	\$107.69
EFT0009093	Resurfice Corporation	2025-10-09	\$1,015.59
EFT0009094	Robertson Landscaping	2025-10-09	\$6,994.70
EFT0009095	Rural Routes Pest Control Inc.	2025-10-09	\$102.92
EFT0009096	Sanigear	2025-10-09	\$2,490.15
EFT0009097	Saugeen Community Radio Inc.	2025-10-09	\$1,383.12
EFT0009098	Shred All Ltd.	2025-10-09	\$440.70
EFT0009099	Stephen Hale	2025-10-09	\$1,808.00
EFT0009100	Sterling Backcheck Canada Corp	2025-10-09	\$31.47
EFT0009101	Suncor Energy Inc.	2025-10-09	\$4,952.16
EFT0009102	Walker Construction Limited	2025-10-09	\$171,045.03
EFT0009103	Wellington Advertiser	2025-10-09	\$690.89
EFT0009104	Young's Home Hardware Bldg Cen	2025-10-09	\$337.94
Total Amount of Cheques:			\$6,685,485.12



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2025-10-20

MEETING TYPE: Open

SUBMITTED BY: Brooke Lambert, Chief Administrative Officer

REPORT #: CAO 2025-010

REPORT TITLE: Housing update

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2025-010, Housing update;

AND THAT Council request that the County of Wellington allocate \$1,000,000 in funding available for attainable housing towards the capital funding required for infrastructure directly supporting growth, specifically the second phase of the Arthur Waste Water Treatment Plan.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

NA

BACKGROUND

In October 2023, Council approved its 2024 Strategic Plan based on extensive consultation with Council, the community and staff. This strategy identified the primary goal of building **a safe, sustainable and welcoming community**.

The priority areas supporting this goal are:

- Shape and support sustainable growth
- Deliver quality, efficient community services aligned with the Townships mandate and capacity
- Enhance information sharing and participation in decision making

As part of the priority area to Shape and support sustainable growth, the Township completed a Growth Management Action Plan in 2024. In that plan, 10 guiding principles were identified, including “Providing diverse and affordable options for housing”.

It is clear that over the last several years, the Township has seen a transformation in built form – going from predominantly single detached homes to a true mix of housing, including multiple four-story apartment buildings, main street rental units, as well as townhome blocks, stacked townhouses, condominium, semi-detached and detached homes.

Number of Dwelling Units Constructed per Construction Type (2018-2024)

Housing Type	2018	2019	2020	2021	2022	2023	2024
Single Detached	28	13	20	58	126	81	41
Semi-Detached	4	8	6	36	30	24	18
Townhouse	9	12	18	28	35	107	36
Apartment	0	5	10	48	36	38	33
Additional Dwelling Unit	7	1	0	12	10	12	15
Total Dwelling Units	48	39	54	182	237	262	143

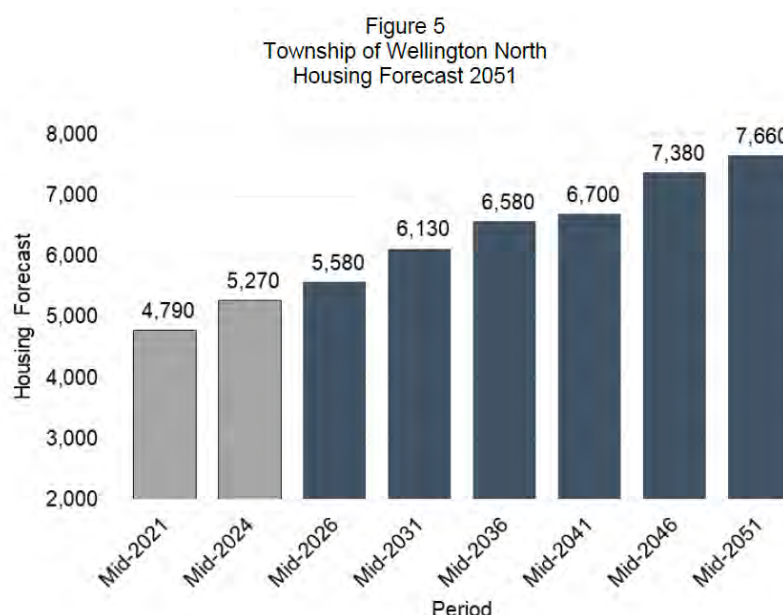
In Wellington North, all of this has been supported by the following:

- Community Growth Plan 2018
- Growth Management Action Plan 2024
- Active Participant in the County of Wellingtons Comprehensive Review now Official Plan Review
- Reviewing and commenting on proposed Provincial Regulation
- Development and implementation of tools to support housing in advance of Provincial direction such as reduced development charge rates for rental housing and alternate forms of security payments
- Regular review and housekeeping amendments to the Townships Comprehensive Zoning By-law to ensure our regulations are meeting the needs of the community and supporting appropriate and desirable development including the development of stacked townhouse regulations and restriction of residential development within the downtown cores
- Development Charge Incentives for purpose-built rentals and intensification within built areas
- Early adoption of policies related to Additional Residential Units (ARUs)
- Advocating on behalf of local employers looking to build worker accommodations.
- Actively partnering in Wellington County's "Make Wellington Home" and "Attainable Housing in Wellington" programs.
- Applying to the Federal Governments "Housing Accelerator Fund"

Even with the diversification of housing units that has taken place over the last several years - attainable housing (at prices affordable to local income levels) continues to be a challenging issue.

For example, in Wellington North the affordable purchase price of a detached home is \$341,000 compared to the avg. purchase price of a detached house \$740,000. The affordable monthly rent of a two-bedroom unit \$1,640 compared to the avg. market rent of a two-bedroom unit of \$1,714.¹

With the Township population forecasted to grow to 20,500 by 2051, this pressure will only increase.



As summarized in Figure 5, over the mid-2024 to mid-2031 period, the Township is forecast to add approximately 860 housing units, or 123 units annually. Housing growth over the mid-2031 to mid-2051 period is anticipated to gradually slow down, increasing by approximately 77 units annually. By 2051, it is forecast that the Township will accommodate 7,660 housing units, an increase of 2,400 housing units over the mid-2024 to mid-2051 period, or an average of just under 90 housing units annually.

As part of the Growth Management Action Plan several approaches and initiatives were identified to support the principle to provide diverse and affordable options for housing. These can be found in Attachment 1.

Many of the approaches/initiatives originally identified were prefaced on receiving funds from upper levels of government (the Federal Housing Accelerator Fund). While the Township did

¹ According to the most recent Province of Ontario Affordable Housing Bulletin effective as of August 1, 2025

not receive funding from that program, the County of Wellington recently introduced an⁰⁹⁰ opportunity for \$1,000,000 in funding to create attainable housing. See Attachment 2.

This has initiated an internal discussion around the mandate of the municipality in developing housing given the limited capacity of the Township to accomplish this on its own.

ANALYSIS

The Township of Wellington North has continued to play an active role in creating an environment in which all types of housing, tenure and price points can be encouraged. This is important as it ensures a variety of options that might be attractive to all segments of the community requiring housing. First time home-buyers, singles, young families, older adults and employees of our important industries – both newcomers and those who have lived in the community many years.

Given much of the policy, planning and development framework has already been tailored to encourage housing, the Township is now facing the challenge of ensuring adequate infrastructure can be put in place to support growth. This includes, water, wastewater treatment and other recreational/community amenities that are needed in order to create complete communities.

With respect to the funding opportunity identified by the County of Wellington, staff have identified 3 potential options for consideration by Council.

Option 1 – Building attainable housing by funding the required infrastructure needed for growth

The rapid pace of growth has also accelerated these infrastructure plans and currently the Township is moving forward with the second phase of the Arthur Waste Water Treatment Plant approximately 5 years ahead of what was originally contemplated. This will allow for wastewater capacity to increase allowing for an addition 400 units of housing in the Village of Arthur – without which, these homes cannot be built. Financing this infrastructure in a fiscally prudent manner is important to the Township, and the Township has consistently communicated to the Province that investment in these systems is critical to achieving their housing objectives. While the Township has developed a plan to fund this expansion on its own, one option under consideration is requesting that the County of Wellington approve the \$1,000,000 funding allocation available to support attainable housing, to this project. This would be the most effective and direct option available to promote attainable housing in the Township of Wellington North.

Option 2 – Ensuring a strategic approach to attainable housing through collaboration and partnership

Alternatively, the Township has already identified the completion of a Housing Strategy, including a review of infill and intensification options, as an initiative that would be beneficial as it relates to this discussion. Without this strategy and the staffing resources to support the stakeholder discussions it would entail, the Township has very little capacity to add to the

existing Township work-plan. Further, discussions with other neighbouring municipalities have suggested there is a willingness and some desire to work together on these issues as the municipal boundaries do not always reflect the regional nature of the housing market. Staff feel it would be beneficial to undertake some of this work collaboratively and leverage the collective funding available from the County to deliver the desired outcomes – namely a strategic approach to housing that:

- meets the needs of the local communities;
- engages local stakeholders to identify and evaluate potential strategies/solutions; and
- builds capacity to undertake individual pilot projects that could form the basis for broader implementation in the County.

Option 3 – Direct engagement with local stakeholders and the development of a targeted partnership to meet a segment specific housing need

Based on the information currently available, there is evidence that several segments of the population are in need of attainable housing in Wellington North. This includes first-time home-buyers, older adults and employees of local industry. Past discussions have suggested that there may be stakeholders in the community willing to partner with the Township to develop purpose-built housing options for some of these different segments. Consultation to identify willing partners could be undertaken to identify if there is merit in collaborating with one or more of these stakeholder groups. Consultation would need to identify goals, objectives, resources, expertise and assets that the partners could bring to the table. A viable opportunity would have to be articulated and presented to the County for consideration based on the stated criteria.

Recommendations

Given the constraints on internal resources and limited capacity, along with the opportunity to expand housing access through infrastructure improvements, staff recommend proceeding with Option 1. Option 2 allows the township time to develop a strategic plan for fund allocation. In 2026, the Facility Master Plan will identify land opportunities and potential uses, which, alongside the Growth Management Action Plan will guide space utilization to support community growth. This option intentionally slows the process to ensure housing needs are met in suitable areas and partnership opportunities are fully explored, including various other funding avenues (CIP).

Next Steps

If Council approves this recommendation, a copy of this report will be forwarded to the County of Wellington and a formal request will be made that the County of Wellington allocate \$1,000,000 in funding available for attainable housing towards the capital funding required for infrastructure directly supporting growth in the Township of Wellington North, specifically the second phase of the Arthur Waste Water Treatment Plan.

CONSULTATION

Staff consulted with the Area Municipalities, Building Department, Recreation, Community and Economic Development and Finance.

FINANCIAL CONSIDERATIONS

Capital

If the County approves the request that the housing funding identified be allocated towards the second phase of the Arthur Waste Water Treatment Plant - it is anticipated that approximately \$195,164 in total interest will be saved over the 10 year term of the loan (assuming semi annual principal and interest payments, using an interest 3.523%).

Operating – Option 1 has no operating or staffing implications.

ATTACHMENTS

Attachment 1 Providing Diverse and Affordable Options for Housing

Attachment 2

STRATEGIC PLAN 2024

- ☒ Shape and support sustainable growth
How: By funding infrastructure the Township can support the growth that forecasted, including the creation of a range of housing types and tenures, including those that are more attainable for the local community.
- ☐ Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- ☐ Enhance information sharing and participation in decision-making
How:
- ☐ N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer ☒

Providing Diverse and Affordable Options for Housing

Strategic Growth Direction	Approach or Initiative	Township Leading or Partnership with County?
1. Provide an increased range and mix of attainable housing and affordable housing options, including a variety of densities by structure type and tenure (ownership and rental) to accommodate a changing, diverse population base of all backgrounds, ages, and incomes in keeping with high-quality urban design standards while maintaining the Township's small-town charm.	Approach	County/Township
2. Stress that the County's residential density targets are minimums and advocate for higher densities of development to maximize the yield of housing on land.	Approach	County/Township
3. Prepare an Intensification and Infill Strategy that will explore future opportunities for housing. This Strategy would build upon the work carried out by the County of Wellington as part of the O.P.R.	Initiative	Township-Led
4. Advocate for a range of housing options in development application plans.	Initiative	Township-Led
5. Continue to support development charges exemptions for purpose-built rental housing and development within the built-up area (intensification).	Initiative	Township-Led
6. Continue to explore provincial and federal government programs to support affordable housing, such as the Canada Mortgage and Housing Corporation Housing Accelerator Fund.	Initiative	Township-Led
7. Develop a Housing Strategy, which should recommend an affordable housing target for Wellington North and related strategies, tools, and		

policies to meet identified housing needs, including incentives to increase the supply of rental housing. A key consideration should include attainable housing.	Initiative	County/Township
8. Consider flexible policies and zoning for residential and mixed-use development in the downtown areas, while protecting the vibrancy of the downtown areas for commercial activity.	Approach	County/Township
9. As the Township grows, a key consideration for the Township will be the review of the Zoning By-law. A review of the Zoning By-law will ensure that the Township's Zoning By-law provides a framework to accommodate new, desired development forms and employment opportunities, and provides an opportunity to tackle climate resiliency. Furthermore, there may be an opportunity to consolidate zones, to provide more simplicity.	Initiative	County/Township



COUNTY OF WELLINGTON

Committee Report

To: Chair and Members of the Administration, Finance and Human Resources Committee
From: Jana Burns, Museum and Wellington Place Administrator, and Scott Wilson, CAO
Date: Tuesday, May 20, 2025
Subject: **SWOT Analysis of Alternative Housing Development Models**

Background:

Following discussion of a staff report on Funding Small Home Projects, County Council requested a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of three alternative housing development concepts previously reviewed by the Attainable Housing Taskforce, ie. Home Opportunities, Habitat For Humanity and Community Land Trust. A community scan of possible partners for these models was also requested.

The report describes each of the three models and then provides a SWOT analysis. Staff established a series of questions to apply to the basic tenets of each model to evaluate them under each category.

Questions to address with respect to the SWOT analysis of housing gap models:

1. Will this project enhance the County's reputation in service delivery?
2. Is zoning easily achievable?
3. Does it require an investment by the County?
4. Does it allow for housing affordability in perpetuity?
5. Is there long-term financial liability for the County?
6. Is the project initially or in the long term self-financing?
7. Does it address the gap ie. provide "purchasable" housing priced between subsidized housing (provided by the County) and the low end of the market?
8. Is there a local, Provincial or National example of a successful project?
9. Does the proposed project/model complement the current approach to fulfilling our housing mandate (affordable, subsidized)?
10. Is a property management role required of the County?
11. Is there a construction oversight role required of the County?
12. Is County of Wellington representation required on a Board?
13. Is on-going County staff support required?
14. Does the proponent have the capacity to execute the project without further County involvement once the County's initial investment is made?
15. Is the government investment protected in perpetuity?
16. Are there dedicated funding opportunities available for this housing?

DESCRIPTIONS OF MODELS

Home Opportunities

Home Opportunities is a non-profit that has developed a model to enable home ownership with a household income as low as \$35,000 without the need for grants or subsidies. Home Opportunities protects all surplus and profits through the Community Wealth Co-operative Corporation, a co-operative whose purpose it is to hold capital and re-invest it to create new buildings and allow more people to become homeowners.

The model includes a mix of residents such that 3% are minimum wage earners, 27% are owners with incomes benchmarked to Canadian Mortgage and Housing Corporation (CMHC) affordable categories, at least 20% are owners with incomes higher than the aforementioned, and the remainder to be set in consultation by the municipality to meet employer/community needs. Because the model is not tied to grants and subsidies, there are no restrictions for the criteria imposed on prospective buyers. This enables a focus on workforce needs such as healthcare or manufacturing, or seniors who wish to downsize from elsewhere in Wellington County.

The model can work at any scale if there is municipal assistance in the form of lending. The residences can be one and two bedroom stacked units, and three-to-four-bedroom, back-to-back townhouses within a condo corporation. By providing basic but high-quality finishes, the units eliminate expensive amenities but include the option for upgrades and the exterior is designed to suit the community. The density goal is 20 units per acre. Roads are built by the Home Opportunities Corporation, but snow and garbage removal is requested to be done by the municipality, where appropriate. The model enables a unit to be affordable until sold, where at such time a replacement unit is funded by Home Opportunities elsewhere in the community.

As a non-profit, development charges are eligible to be waived but can be deferred and repaid by the Community Wealth Co-operative Corporation upon resale. The municipality may wish to arrange to receive repayment and interest over 15 years, for example.

Financing model:

1. (15%) Shared equity loan from Community Wealth (deferred profit)
2. (5%) Deferred Development Charges
3. (10%) Shared Equity loan from Province
4. (10%) Shared Equity loan from CMHC
5. (5%) Down Payment
6. (55%) Credit Union, CMHC and Building Ontario Fund – loan as syndication.

A shared equity loan is defined as one where the home buyer and investment provider both invest in a property. Both have an equity interest such that if sold, proceeds from the increased value are shared upon the sale.

Steps:

- No showroom, sales are promoted through HR departments at local employers.
- Information meeting with prospective buyers.
- \$100 deposit.
- Sit down with realtor and independent lawyers familiar with the model \$750.
- Credit Unions administer/scrutinize the applicants.

- If the prospective buyer is unable to provide the 5% downpayment, the Community Wealth Co-operative Corporation can provide a shared equity downpayment fund for a percentage of the downpayment. Upon selling, the owner pays back the shared equity second mortgage with appreciation. If the owner received 15%, they pay back 15% of the home's current value. The shared equity repayment is not due until sale of the unit.
- The landowner is a partner, understanding that they are paid the fair value of the land when construction starts.
- The Contractor lends startup funding to Home Opportunities and is repaid when construction commences.
- Home Opportunities non-profit acts as the developer on behalf of a site-specific non-profit corporation, contractor of the homes agrees to 10% margin and payment on a cost to complete basis during construction.
- Closing costs are estimated at \$1,200 for first time buyers, no land transfer tax. HST is built into the purchase price (which may soon be waived by the federal government).
- A legally binding agreement is established between the purchaser and the following three organizations: the site-specific Non-profit, Home Opportunities and the Community Wealth Co-operative Corporation that enables the model to maintain affordability in perpetuity within its portfolio.
- Down payment support is delivered as a shared equity second mortgage (the money received towards the down payment is payment-free and interest-free until sold). The size of the down payment contribution grows proportionately alongside the equity in the home.
- Exclusively owner occupied and 80% to 90% first time buyers are pulled from the rental market.

This model is flexible in many ways and provides an on-ramp for getting people into home ownership and to build equity. It meets the hiring needs of the business community and creates an increase in the mixed housing stock as it provides several entry points. The model also allows homeowners to repay their loans early, if their income improves for example, thus enabling them to claim more of the home's equity upon sale.

Home Opportunities by-laws include the requirement to keep the funding in the community where the equity was established; as units are re-sold, this enables future building in the same municipality. Home Opportunities has also set up a "Save to Own" plan for 10% of its purchasers that allows for a minimum \$500 down payment and a savings programme of at least \$100 per month until 5% is achieved.

Habitat for Humanity Guelph Wellington

Habitat for Humanity is a global non-profit organization that builds homes in partnership with families and individuals in need of affordable housing. Habitat for Humanity tailors occupancy costs to family income. This can be done through interest-free mortgages and a deferred ownership model that allocates a portion of rent as an equity contribution to a future home purchase. Additionally, the organization requires all partner families and individuals to contribute up to 500 hours of time by volunteering in construction, the ReStore, office work and/or fundraising. Working together with staff and volunteers, Habitat encourages the development of life and employment skills.

Families approved for Habitat Homeownership receive favourable down payment options and a two-mortgage model:

- The first mortgage is secured with a conventional external lender and is provided at market interest rates. The applicant family would apply for a mortgage from one of Habitat GW's lending partners, with the support of Habitat GW staff.
- The second mortgage is provided by Habitat GW at 0% interest and covers the difference between the purchase price of the home and the first mortgage. No payments are made on this mortgage until the 20-year term is complete.

Applicant families need to show enough cash to cover closing costs such as legal fees and land transfer taxes. This is generally 2-5% of the home value.

How Habitat Families Build Wealth

- Families approved for the Habitat GW Homeownership Programme enter into a shared equity agreement, meaning families and Habitat share the home's increase in value or appreciation.
- When families make their mortgage payments on their first mortgage, they are building their equity by paying down their mortgage amount.
- Families also build equity by earning appreciation (growth in value) on the value of the home. Appreciation will depend on the ratio from the first to the second mortgage.
- This enables families to build wealth by simply making their affordable monthly mortgage payments.

Habitat for Humanity Mortgage Model	
Habitat Builds a Unit	\$550,000 Fair Market Value
Habitat families qualify for affordable mortgages (at 30% of household income) with no downpayment	\$350,000 (avg)
Habitat holds second 20-year non-interest-bearing mortgage for the balance	\$200,000
Families build equity into first mortgage and share in appreciation.	
Habitat retains first right of refusal on the homes, to return housing into the Habitat programme over time, should families ever wish to sell.	
In 20 years, Habitat families re-finance and pay down second mortgage	

Habitat's previous focus was building single family detached homes. The organization now desires to scale multiple units and co-design developments that include market rentals, social housing, seniors and workforce housing in addition to Habitat housing, to result in what is considered a more complete community. Habitat's long-term vision is to create balanced communities in higher density living styles. To do so, the organization seeks partnerships and access to suitable land.

Habitat envisions a partnership where a co-design development would be established on suitable land, with Habitat as the builder, and the County as the co-funder and owner of a portion of the units. Designated units functioning under the County's purview could be for seniors, workforce or Rent Geared to Income Programme and would involve separate County ownership and property management agreements.

The model is deemed by Habitat as scalable, as a proof of concept to establish future partnerships that expand local housing starts elsewhere. Habitat projects break-even on cash flow. Assets are built up through the retained second mortgages. Costs can also be reduced by the sale of homes to non-Habitat families to balance the contribution from families and other sources.

Community members invest in Habitat projects through Community Bonds which are retired when the title transfers to the home purchasers or partners purchasing rental units acquiring units at cost. Community Bonds are a type of financial instrument that brings together government, social service providers, and private investors to finance a project that addresses specific community challenges.

Community Land Trust

A Community Land Trust (CLT) is a non-profit organization that acquires and holds land, sells the structures on it, and offers long-term ground leases to income qualified buyers. They were established in the 1970s in Canada's metropolitan areas to preserve the affordability of cooperative housing. To permanently create affordable ownership, CLTs sell houses with a resale price restriction. The model involves equity sharing for the purpose of retaining future affordability and sustainability of the CLT. There are currently approximately 40 CLTs across Canada, customized to the community need. Municipalities can assist with their establishment by providing land, property tax exemptions, funding and planning support such as enabling policies or zoning.

This model takes time to establish and requires consensus on the end goal. It involves a democratically elected Board, the establishment of a process that requires careful planning, community engagement, and adherence to legal frameworks. Once established, CLTs ensure long-term affordability and can include amenities such as community gardens and public spaces. As part of a community scan for partners, staff confirmed interest from the Wellington Waterloo Community Futures to assist with the downpayment using Community Bonds. Community Futures are not mandated to finance homes but as business financing agents, they do have an asset base to borrow from to assist with a portion of the downpayment. This would provide dividends for local philanthropic individuals interested in building a CLT in the community. In this case investors provide the upfront capital, and returns are paid when the project successfully achieves pre-defined outcomes.

Several examples exist such as Parkdale and Kensington CLTs in Toronto. Staff most recently interviewed the Town of Huntsville which is in the pre-development stage of a CLT. In 2019 the District of Muskoka established a Housing Taskforce and recognized the CLT as an innovative solution. The District provided \$321,500 in operating expenses to cover three years of salary for a position working to establish the CLT non-profit. The Town of Huntsville provided 7.5 acres and the District a further \$320,000 in pre-development funding. The development will include three 3-storey 36-unit buildings, nine single family bungalows, 3 co-operative housing six-plexes, and 11 stacked townhouses with four units each, for a total of 179 units. The Town is currently in the process of transferring land ownership to the CLT with a take-back covenant agreement ensuring that land ownership reverts to the Town should the project cease.

Pilot Type	Home Opportunities	Habitat for Humanity	Community Land Trust
Strengths			
Addresses home ownership gap	Yes	Yes	Yes
Helps owners build equity	Yes	Yes	Yes
Increases rental stock	Creates vacancies in the rental stock as 90% are previous renters.	Possible	Possible
Unit remains affordable in perpetuity	No, but portfolio protects the number of units.	Yes, if continues to exist and retain this model	Yes, permanent
Self-financed (No further County financing required)	Yes	Yes	TBD
Proven track record of success	Yes under a similar model	Yes	Yes
No ongoing involvement by County	Yes	Only if desired as County subsidized housing	No
Volume impact (large number of units)	Yes	Yes	Yes
Weaknesses			
County investment required	Deferral of Municipal charges and fees	Contribution of capital, downpayment subsidy (Social Services)	Upfront investment of time/resources
County staff support is required - construction, property management, board representation	Partner in targeting housing attainability to local needs	Only if desired as County subsidized housing	Complex governance and legal structures
Timeline to completion	2 to 5 years	2 to 5 years	5+ years to create governance model
Opportunities			
Complements County's housing mandate	Yes	Yes	Yes
Can be adapted to local housing needs	Yes	Yes	Yes
Leverages funding from CMHC, provincial, federal or social impact bonds	Yes	Yes, Wellington Affordable Homeownership Down Payment Loan Fund	Yes
Potential for infill development	Yes, provided over 2 acres	Yes , some models	Yes
Threats			
Financial liability to County	Minimal	Minimal	Operational startup costs
Interest rates / recession may impact feasibility	No - sufficiently flexible to adjust	Yes	Yes
Opposition from community / developers	No/Maybe	Yes	Yes
Consequence of default	Community Wealth minimizes risk of default	Terms could be managed by covenant	Land can revert to municipality

While a complete community scan of partners was not possible, it is reasonable to identify the following organizations as supporters of the above models: Habitat for Humanity Guelph-Wellington (CEO Stephen Howard), Home Opportunities (Mr. Mike Labbe), and municipalities.

Covenant Agreements

While not part of the original request, an additional tool discovered through this research involves a covenant agreement. A Covenant Agreement is a legal promise attached to a property. It stipulates what can or cannot be done on the land, regardless of who owns it over time. These agreements exist with the property, irrespective of it being sold or transferred, and are less onerous to set up than other forms of bounded agreements.

For example, the City of Stratford completed a Request for Expression of Interest (RFEI) on two City-owned properties to seek developer proposals for affordable housing. The City is considering using a Covenant Agreement to transfer the land in exchange for a certain number of units remaining affordable for 40 years. Council originally provided the direction to offer City land in exchange for the development community to build affordable units. The decision is anticipated to be made this month. A further 10-year Tax Incremental Equivalency Grant (TIEG) may also be available by the City on the affordable units. In 2024 the City established a Housing Specialist position to lead this work.

Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:
Tackling a Major Community Opportunity – Housing

Recommendation:

That the funds previously raised for the Continuum of Care project (approximately \$7,000,000) be made available to the Local Municipalities of Wellington County for the development of housing to address the availability gap between low end market housing and subsidized housing on the following basis:

1. Each of the 7 Local Municipalities may access up to a \$1,000,000 maximum.
2. Municipalities may apply for several projects, provided that the total request does not exceed \$1,000,000.
3. Projects may take advantage of opportunities offered by non-profit organizations and/or private sector concerns, and must be designed to meet local needs as determined by the Local Municipal Council.
4. In the case of projects based on unit purchase, applications must identify location and number of units, target demographic of the purchaser, type of accommodation and expected unit price range. Applications must also demonstrate that the project is self-

financing, replicable, equity generating for purchasers, and requires no County assistance beyond the initial cash contribution. Term of affordability must be noted.

5. If projects are based on rental accommodation applications must identify location and number of units, target demographic of the renter, type of accommodation and expected rental rates. Reliance on County subsidy programmes - if any - must also be noted.
6. Rental projects designed to be incorporated into private sector developments must indicate location and number of units, target demographic of renter, type of accommodation, expected affordable rental rates and term of affordability.
7. If requested, County Housing Staff can provide advice on potential projects prior to submission of an application by the Municipality.
8. Applications will be presented to the County's AF&HR Committee. Projects deemed viable will be recommended to County Council for approval with appropriate conditions.
9. Following approval of an application, the Local Municipality and the County will enter into a contract for the transfer and use of the funds.
10. Funds will be released to the Municipality on a schedule agreed to by the local Treasurer and the County Treasurer.
11. Applications will be received until September 30, 2026.
12. Projects must have all local permissions in place no later than December 31, 2027.
13. Funds not accessed by December 31, 2027, will be deemed forfeited.
14. The development fund will close the earlier of December 31, 2027, or when the \$7,000,000 fund has been allocated.
15. Any unallocated funds or forfeited funds will be returned to the County's Housing Development Reserve fund for the provision of Provincially mandated housing programmes; and,

That the report entitled, "SWOT Analysis of Alternative Housing Development Models" be distributed to Local Municipal CAOs."

Respectfully submitted,



Scott Wilson, CAO



FALL 2025

CSGW NEWS



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 1-800-222-TIPS (8477)
www.csgw.tips

CRIME STOPPERS MONTH



The Crime Stoppers Guelph Wellington chapter has moved from January to September to celebrate the beginnings of Crime Stoppers.

A Canadian born Detective Greg MacAleese, was working as an investigator in Albuquerque New Mexico in 1976. He needed help in solving a homicide and created Crime Stoppers as a way for people to come forward without fear of reprisal. On September 8th, 1976, the Crime Stoppers program was born, allowing the public to provide information anonymously, confidentially, and the offer of a cash reward for tip information that leads to an arrest.

In recognition, CSGW has raised the flag in several of our communities including Guelph, TWP of Wellington North, TWP of Centre Wellington, The Town of Erin, and TWP of Mapleton .

MOUNT FOREST SHREDDING — PAST EVENT

Thank you to everyone who came out on Sep 13th to our annual CSGW fall shredding event, held at the Wellington North Fire Station in Mount Forest. By shredding your personal papers you are lowering your risk of identity theft. Thank you to **Republic Services** (formerly Wasteco) and staff for their onsite secure shredding services. Thank you to our sponsors **Deryck West Desjardins Insurance and Janzen Insurance & Financial Services Ltd/co-operators** for their continued support, allowing us to be able to provide this service to our community!

UPCOMING EVENTS

CSGW online calendar of events www.csgw.tips

Listed are fundraisers, awareness events and free presentations open to the public. Information is updated on an ongoing basis as new events are added.

Check it out—so you don't miss out!

Program STATS

Since inception from 1988 through August 2025

Tips	24,981
Arrests	1,621
Charges Laid	4,639
Property Recovered	\$10,647,426
Narcotics Seized	\$29,163,824
Authorized Rewards	\$191,010

GUELPH SHREDDING EVENT

This **Saturday September 27th** is our community shredding event at Skyjack, 201 Woodlawn Road West in Guelph.

Visit www.csgw.tips for further details.

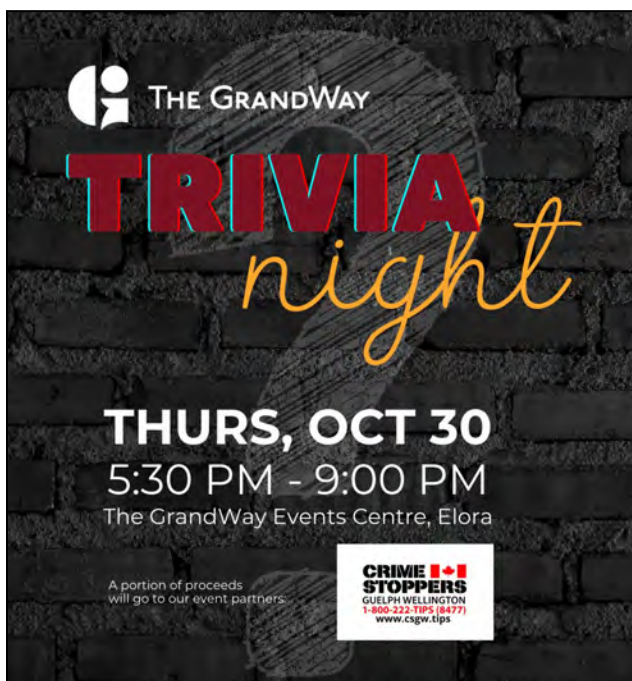
UNIVERSITY of GUELPH FOOTBALL

CSGW will be at the **Alumni Stadium in Guelph on Saturday October 18** for a game between Guelph Gryphons vs York Lions. Game is 12:00pm— 4:00pm.



Bring cash for your chance to win cash! CSGW will be at the game and holding a 50/50 draw along with other prizes! Stop by our table and learn more about our program and how to help get involved in keeping your community safe.

TRIVIA NIGHT



Join us for a Halloween-themed Trivia Night at The GrandWay Events Centre - Thursday October 30th!

Dress in costume or come as you are for a night of fun. CSGW will also be holding a 50/50 draw—Bring CASH for your chance to win!



Tickets are on sale now!

\$25/single ticket - teams are of 2 to 4 people only. Click on the link below for full details.

<https://www.tickettailor.com/events/thegrandway/1845464>

PARTNER RECOGNITION

Young's Home Hardware in Mount Forest has been a long time supporter and partner of the Crime Stoppers Guelph Wellington program.

CSGW congratulates Marty Young and his team on 20 years with Home Hardware, serving the community in Mount Forest.



| Pictured above from the left: Marty Young, Owner-Young's HH and Deryck West, Past Chair-CSGW |

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 065-2025

**BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH TO CONSTITUTE AND APPOINT
MEMBERS TO THE TOWN OF MINTO COURT OF REVISION FOR
THE MINTO DRAIN 3 DRAINAGE WORKS**

WHEREAS Section 97 (1) of the *Drainage Act*, as amended, provides that a court of revision shall consist of three or five members appointed by the council of the initiating municipality.

AND WHEREAS the Council of the Corporation of the Township of Wellington North deems it advisable to confirm the following Court of Revision Appointments.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH HEREBY ENACTS AS FOLLOWS:**

1. ADMINISTRATION

That the Council of the Corporation of the Township of Wellington North do hereby appoint Councillor Steve McCabe to the Court of Revision for the Corporation of the Township of Wellington North for the Minto Drain 3 Drainage works.

2. ROLE OF COURT OF REVISION

The Court of Revision hears appeals on assessments being the portion of the cost of a proposed drainage work to be collected from the landowner.

3. CONFLICTING LEGISLATION

If this By-Law conflicts with the provisions of any Act, other than the *Municipal Act, 2001*, as amended, the provisions of the *Municipal Act* shall prevail to the extent of the conflict.

4. VALIDITY AND SEVERABILITY

- 4.1 It is hereby declared that notwithstanding any section, subsections, clause, paragraph or provision of the By-Law or parts thereof, may be declared by a court of competent jurisdiction to be invalid, unenforceable, illegal or beyond the powers of Council to enact, such section or sections or parts thereof shall be deemed to be severable and that all other sections or parts of this By-Law are separate and independent there from and enacted as such as a whole. Same shall not affect the validity or enforceability of any other provisions of this By-law or of the By-law as a whole.
- 4.2 Whenever any reference is made in this By-Law to a statute of the Legislature of the Province of Ontario, such reference shall be deemed to include all subsequent amendments to such statute and all successor legislation to such statute.

5. FORCE AND EFFECT

This By-law shall take effect and become in full force and effect upon its passing.

READ AND PASSED THIS 20th DAY OF OCTOBER 2022

ANDREW LENNOX, MAYOR

CATHERINE CONRAD, DEPUTY CLERK

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 066-2025

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01 BEING
THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

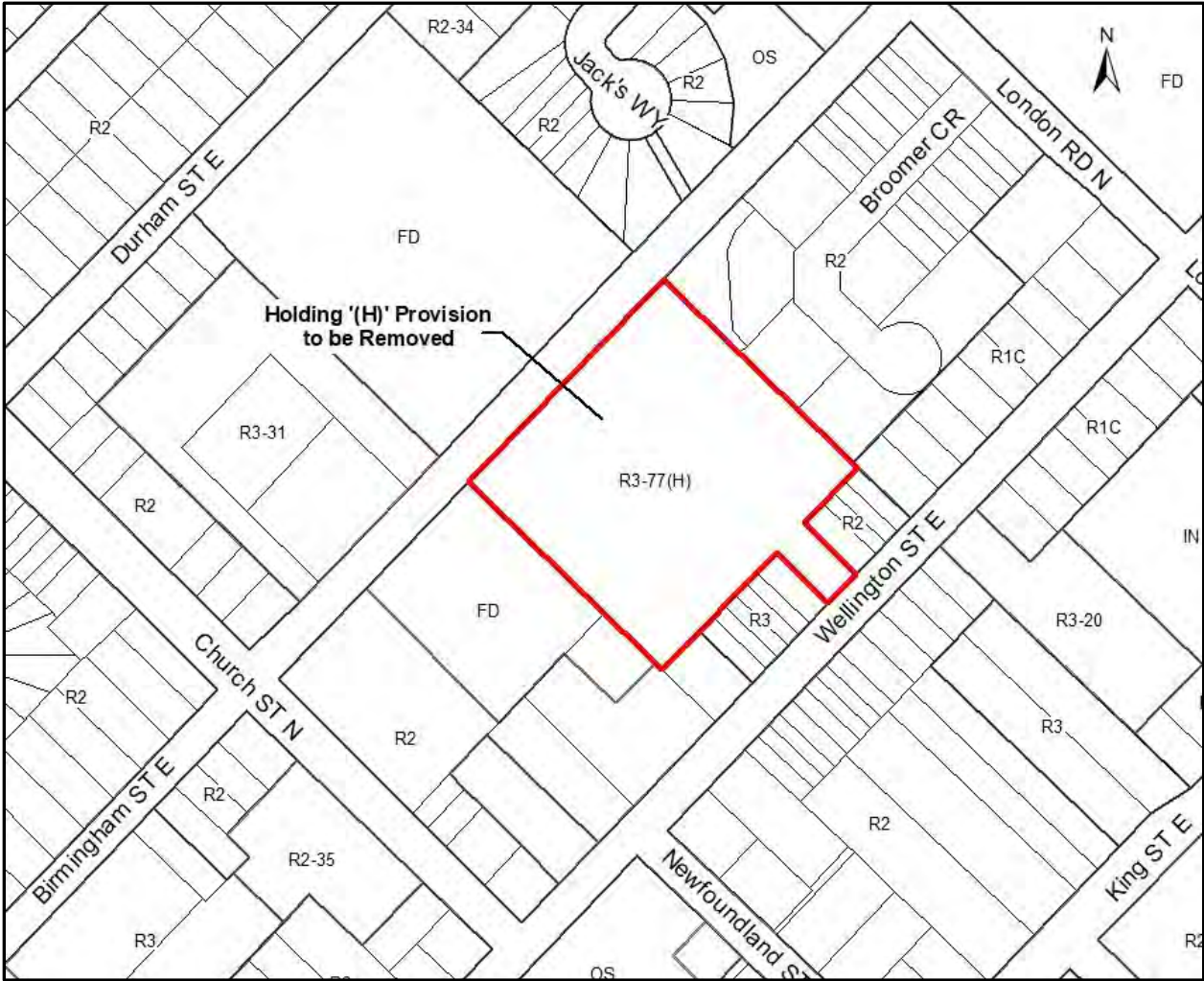
1. THAT Schedule 'A-3' of By-law 66-01 is amended by changing the zoning of the lands described as Part of Park Lot 3 S/S Birmingham St and is municipally known as 461 Wellington Street E, as shown on Schedule "A" attached to and forming part of this By-law from Holding Residential Site Specific ((H)R3-77) to Residential Site Specific (R3-77).
2. That the special provision 32.77 be amended to delete reference to any Holding (H) provision.
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall take force and effect on the date of passing and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990.

READ AND PASSED THIS 20TH DAY OF OCTOBER, 2025.

ANDREW LENNOX, MAYOR

CATHERINE CONRAD, CLERK

THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NO. 066-2025
Schedule “A”



This is Schedule “A” to By-law 066-2025

Passed this 20th day of October, 2025

MAYOR

DEPUTY CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 066-2025

THE LOCATION OF THE SUBJECT LANDS is described as described as Part of Park Lot 3 S/S Birmingham St and is municipally known as 461 Wellington Street E. The subject property is approximately 1.95 ha (4.83 ac).

THE PURPOSE AND EFFECT of the proposed amendment is to remove the Holding Symbol (H) from the subject lands to permit the construction of stacked townhouses on the lot. The Holding Symbol has been applied to the subject lands to provide Council with an opportunity to ensure municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land, stormwater management has been adequately addressed, and site plan approval has been obtained and a site plan agreement has been executed.



Preserving, promoting, and developing Wellington North's unique cultural resources to build a vibrant community and a prosperous economy.

CULTURAL MOMENT FOR OCTOBER 20, 2025 CELEBRATES DANIEL JOSEPH DRISCOLL



Glenbow Archives NA-200-11

Joseph Driscoll's portrait from serving as Alderman of Edmonton City Council.

For a small village, Arthur has produced its fair share of notable people who have spent their early years in the village and moved to larger centres to share their skills with the world.

One such resident is Daniel Joseph Driscoll.

Born on June 11, 1876, Daniel Joseph Driscoll was the fourth of nine children raised by Daniel Driscoll and Bridget Roach. He received his early education in Arthur and began his career as clerk of the Division Court, later serving as Arthur's town clerk and agent for the Dominion Express Company.

On August 11, 1908, in Edmonton, Alberta, Driscoll married Emma Johnson. Together, they raised eight children, building a family alongside his growing public career.

Driscoll's move west in March 1906 marked the beginning of a long and active life in Edmonton. He was appointed clerk of the District Court, and in 1912, he won a seat on Edmonton City Council. Though unsuccessful in his re-election bids in 1914 and 1915, he remained committed to public service. In 1918, he was elected to the Edmonton Separate School Board, serving a two-year term as Chairman.

His civic involvement extended beyond politics. Driscoll served on the Edmonton Exhibition Association Board, was appointed Dominion Census Administrator for Edmonton West in 1941, and held the role of President of the Edmonton Liberal Association.

Driscoll also left a lasting mark on Edmonton's sports scene. He founded the Joe Driscoll Sporting Goods Company and was active in amateur hockey, serving as President of the Alberta branch of the Canadian Amateur Hockey Association. He also led the Edmonton Eskimos football team (now the Edmonton Elks) as President, notably during their first Grey Cup appearance in 1921.

Daniel Joseph Driscoll passed away on January 2, 1942, in Edmonton at the age of 65. Though his life was relatively brief, his legacy in civic leadership, sports, and family life continues to resonate. His story is a testament to how far one can go, starting from the humble village of Arthur.

Submitted by the Wellington North Cultural Roundtable

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 067-2025

**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
OCTOBER 20, 2025**

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS:**

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on October 20, 2025 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

READ AND PASSED THIS 20TH DAY OF OCTOBER, 2025.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK