

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES 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
[October 20, 2025 Township of Wellington North Council Meeting \(youtube\)](#)**

Members Present: Mayor: Andrew Lennox

Councillors: Lisa Hern
Steve McCabe
Penny Renken

Member Absent: Sherry Burke

Staff Present:

Chief Administrative Officer: Brooke Lambert

Deputy Clerk: Catherine Conrad

Executive Assistant to the CAO: Tasha Grafos

Director of Finance: Jeremiah Idialu Human

Resources Manager: Amy Tollefson

Acting Human Resources Manager: Tonya Wilson

Chief Building Official: Darren Jones

Manager of Infrastructure and Engineering: Tammy Stevenson

Manager Recreation Community & Economic Development: Mandy Jones

Planner: Jamie Barnes

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2025-281

Moved: Councillor McCabe

Seconded: Councillor Hern

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

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Hern deemed a pecuniary interest with the following:

3. Finance

a. Vendor Cheque Register Report, October 13, 2025

For the following reason:

There was a payment to me under the wildlife compensation program.

Councillor Renken declared indirect pecuniary interest with the following:

Items for Consideration

2. Planning

- b. Report DEV 2025-016, Consent Application B25-25 Trustees of St. Andrew's Presbyterian Church of Canada.
- c. Report DEV 2025-017, Consent Application B53-25 Trustees of St. Andrew's Presbyterian Church of Canada;

For the following reason:

My church will have monetary interest with the proceeds when it is sold.

and

3. Finance

- a. Vendor Cheque Register Report, October 13, 2025

For the following reason:

I was involved with the cheque for the Hospital Auxiliary.

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

County Councillor Cork provided an update on the County's curbside collection services, noting that changes to the program will be announced next week by the Solid Waste Services Committee. The presentation highlighted potential adjustments to garbage and leaf and yard waste collection, as well as ongoing challenges with the producer-pay recycling program.

Automated Speed Enforcement was also discussed, with a focus on the allocation of collected funds between the Province, the service provider, and the County.

PRESENTATIONS

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

Senior Policy Planner, Jameson Pickard, provided an overview of the draft Official Plan Amendment 131 (OPA 131), part of the County's ongoing Official Plan Review. The amendment updates rural area policies to align with the 2024 Provincial Planning Statement, supports long-term rural residential and employment growth needs, and aims to ensure consistency across County planning documents.

OPA 131 highlights Rural Area Policy Updates including:

- 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

Additionally, Mr. Pickard spoke to the proposed policy updates relating to agricultural land use, rural employment areas, residential growth management, and mapping corrections.

Council directed staff to bring a report to the next Council meeting regarding commenting on OPA 131 Rural Area Policies and Growth.

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2025-282

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North recess the October 20, 2025 Regular Meeting of Council at 8:07 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A14/25 Minor Variance - Arnold & Karissa Bouwman

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2025-283

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North resume the October 20, 2025 Regular Meeting of Council at 8:17 p.m.

CARRIED

DEPUTATIONS

- a. Daphne Rappard Community Gardens
 - Relocation of Mount Forest Community Garden

Ms. Rappard appeared before Council to provide an overview of the garden's development since its inception in 2022 as an initiative of the Mount Forest Family Health Team, highlighting its community impact and growth. Due to the current site no longer being available, Council was asked to consider providing a temporary location at the old fairgrounds near the existing sheds for the 2026 growing season, while a permanent location is pursued through the 2026 Recreation Master Plan process.

b. Report C&ED 2025-038, Community Gardens

RESOLUTION: 2025-284

Moved: Councillor McCabe

Seconded: Councillor Renken

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.

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda items were registered.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, October 6, 2025

RESOLUTION: 2025-285

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council held on October 6, 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

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

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2025-286

Moved: Councillor Hern

Seconded: Councillor McCabe

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:

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

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

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.

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.

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.

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

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

Councillor Renken moved away from the table as she had previously declared pecuniary interest.

RESOLUTION: 2025-287

Moved: Councillor McCabe

Seconded: Councillor Hern

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.

CARRIED

RESOLUTION: 2025-288

Moved: Councillor Hern

Seconded: Councillor McCabe

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.

CARRIED

Councillor Renken returned to the meeting.

RESOLUTION: 2025-289

Moved: Councillor Renken

Seconded: Councillor Hern

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.

CARRIED

Councillor Renken and Councillor Hern moved away from the table as they had previously declared pecuniary interest.

RESOLUTION: 2025-290

Moved: Councillor McCabe

Seconded: Mayor Lennox

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

CARRIED

Councillor Renken and Councillor Hern returned to the meeting.

RESOLUTION: 2025-291

Moved: Councillor McCabe

Seconded: Councillor Renken

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.

CARRIED

NOTICE OF MOTION

Councillor McCabe tabled the following notice of motion:

THAT staff be directed to investigate the feasibility of painting two crosswalks, one in Arthur and one in Mount Forest in honour of those who have served in Canada's armed forces.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- During the Cultural Roundtable meeting, a productive discussion took place regarding the preservation of historic buildings, and this topic will be revisited at future meetings.

Councillor McCabe (Ward 4):

- ROMA meeting on Thursday, October 16 and Friday, October 17, 2025:
 - Proposed changes related to firefighting were noted, including potential requirements for volunteer firefighters to receive full-time level training and questions regarding who is responsible for funding proposed operations.
 - Discussion took place regarding housing and funding definitions, noting inconsistencies between urban and rural classifications compared to Federal and Provincial terminology. It was proposed that these terms be made consistent.
 - The portal to submit Delegation requests for the ROMA Conference, taking place in January 18 – 20, 2026, in Toronto, is now open.
- SVCA meeting last week to discuss permits that have gone through the watershed recently. The next meeting is scheduled for November 13, 2025, for discussion at this meeting will be the budget.
- Attending a meeting in Minto regarding Drainage 3 on Tuesday, October 21, 2025 and a follow up meeting on November 20, 2025.

Mayor Lennox:

- In the past week, both the Arthur and Mount Forest Chambers of Commerce held their community award events, the Excellence Awards in Mount Forest and the AGM Awards in Arthur, to recognize outstanding community members. There were over 100 nominees for the four awards presented in Mount Forest. The Mayor congratulated all nominees and winners of the awards in both Mount Forest and Arthur.
- During the Arthur Chamber of Commerce event, the Mayor gave a presentation on an update on our community, community growth and planning. A similar presentation will be given to the Arthur Optimist Club on Wednesday, October 22, 2025.

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
- 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.)

RESOLUTION: 2025-292

Moved: Councillor Renken

Seconded: Councillor Hern

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

CARRIED

CULTURAL MOMENT

- Celebrating Joseph Driscoll

CONFIRMING BY-LAW

RESOLUTION: 2025-293

Moved: Councillor Renken

Seconded: Councillor Hern

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.

CARRIED

ADJOURNMENT

RESOLUTION: 2025-294

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Regular Council meeting of October 20, 2025 be adjourned at 8:58 p.m.

CARRIED

Signed by:

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MAYOR

DocuSigned by:

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DEPUTY CLERK