

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – DECEMBER 1, 2025 AT 2:00 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH  
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING  
[December 1, 2025 Township of Wellington North Council Meeting \(youtube\)](#)**

**Members Present:**

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

**Staff Present:**

**Chief Administrative Officer: Brooke Lambert  
Deputy Clerk: Catherine Conrad  
Executive Assistant to the CAO: Tasha Grafos  
Manager of Infrastructure and Engineering: Tammy Stevenson  
Director of Finance: Jeremiah Idialu  
Chief Building Official: Darren Jones  
Acting Human Resources Manager: Tonya Wilson  
Manager Environment and Development Services: Corey Schmidt  
Community Development Coordinator: Mike Wilson  
Economic Development Officer: Robyn Mulder  
Deputy Treasurer: Laura Rooney  
Compliance Analyst: Sara McDougall**

**CALLING TO ORDER**

Mayor Lennox called the meeting to order.

**ADOPTION OF THE AGENDA**

RESOLUTION: 2025-338

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda and the Supplementary Agenda for the December 1, 2025 Regular Meeting of Council be accepted and passed.

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Renken declared an indirect pecuniary interest with

**2. PLANNING**

- a. Report DEV 2025-025, Notices Received for Consent Applications B52-25, B53-25 & B57-25

For the following reason:

The outcome of the severances for St. Andrew's Church in Mount Forest will affect the church of which she is a member and Clerk.

Councillor Burke declared an indirect pecuniary interest with:

## 2. PLANNING

- a. Report DEV 2025-025, Notices Received for Consent Applications B52-25 and B53-25

For the following reason:

Her employer prepared some of the information contained in the reports.

## **O'CANADA**

## **PRESENTATIONS**

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

Ms. Armstrong and Dr. Weinstein presented an update on Health Care Recruitment.

- Welcome Dr. Alozie Okebugwu to Louise Marshall Hospital, where he will provide inpatient and emergency care, along with offering primary care through his practice at the Claire Stewart Medical Clinic. He was matched to Mount Forest through Practice Ready Ontario.
- They attended career fairs at the University of Western Ontario, McMaster School Medicine – KW Campus, University of Ottawa, Society of Rural Physicians of Canada and the Rural Ontario Medical Program. These focused career fairs allow them to introduce our communities and offer potential training or locum opportunities for new grads.
- We hosted medical students, in their first year of training, for a rural medicine week – an elective program that provides hands-on clinical experience in rural medicine and exposes them to rural life.
- Wellington Health Care Alliance is a partner of the Ontario Physician Recruitment Alliance (OPRA). The purpose of OPRA is to provide a collective strategy for international recruitment that works for Ontario. 90% of Canadians enrolled in international medical schools would like to return to Canada to live and work.
- The hospital owns two nearby homes to help host prospective recruits while in Mount Forest.
- This past year we provided several hospital, and community site visits to Practice Ready Ontario candidates.
- Marketing materials and promotional items include:
  - Welcome kits for medical trainees or prospective candidates with on-call toiletry bags, branded travel mugs, informational brochures
  - Career fair pop-up banners
  - Social media marketing with increased job posting on key physician job portals

2. Jeremiah Idialu, Treasurer/Director of Finance

- 2026 Budget Overview
- Report TR 2025-013, 2025 Operating and Capital Budget

Jeremiah Idialu, Director of Finance/Treasurer presented the 2026 Budget Overview and reviewed the following:

- 2026 Budget Process
- 2026 Budget Guidelines
- 2026 Conservation Authority Budgets
- Growth vs. Reassessment
- 2026 Operating Budget
  - 2026 Tax Levy Budget Overview
  - Operating Budget Summary Analysis by Segment
  - 2026 Where Our Budget Dollars Go
  - Draft Budget Modeling – 2026 Tax Implication – Base Case
  - Reserves / Reserve Funds – Net Transfers (Preliminary)
  - 2026 – 2028 Operating Forecast
- 2026 Capital Budget
  - Draft Capital Program - 2026
  - Capital Program Trend
  - Capital Dollars Summary
  - 2026 Capital Budget Revisions
  - Draft Capital Program – 2027-2028
  - Debt Utilization & ARL Compliance
  - Levy sensitivity for cemetery projects
- Council Direction Required
  - Levy Target
  - Additional feedback or direction

RESOLUTION: 2025-339

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2025-013 being a report on the Township of Wellington North 2026 Operating and Capital Budget;

AND THAT Council provide direction to remove the paving of a portion of the cemetery driveway from the proposed budget and approve a 3.16% tax levy increase for 2026.

CARRIED

3. Report C&ED 2025-043, 2025 Mayor's Charity Bonspiel

RESOLUTION: 2025-340

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-043 being a report on the 2025 Mayor's Charity Bonspiel;

AND THAT Council supports staff continuing to organize and deliver the Mayor's Charity Bonspiel in 2026.

CARRIED

4. Cheque presentation to Councillor Burke for new Mount Forest pool fundraising  
Mayor Lennox presented a cheque in the amount of \$10,245 for the Mount Forest Pool Fundraising Committee.

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

No questions on agenda items registered.

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

1. Regular Meeting of Council, November 17, 2025

RESOLUTION: 2025-341

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council held on November 17, 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, 5a, 6a, 7a, 9a.

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

RESOLUTION: 2025-342

Moved: Councillor Burke

Seconded: Councillor Hern

THAT all items listed under Items For Consideration on the December 1, 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 Wellington North Cultural Roundtable meeting held on November 13, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #7-2025 held on September 17, 2025 and Membership Meeting #8-2025 held on October 15, 2025

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area Annual General Meeting held on November 19, 2025.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CBO 2025-017 being the Building Permit Review for the month of October 2025.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-022 being a report on South Water Street Sewage Pumping Station Service Finance Agreement;

AND THAT Council agrees to the cost sharing of South Water Street Sewage Pumping Station with the Township's cost being at a maximum cost of \$144,000 plus applicable taxes;

AND FURTHER THAT Council direct staff to include a Council directed project for the South Water Street Sewage Pumping Station in the 2027 capital budget.

AND FURTHER THAT Council authorize the Mayor and Clerk to sign any necessary agreements.

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2025-023 being a report Forest View Estates Subdivision Stage 3 Preliminary Acceptance;

AND THAT Council receives the correspondence from Dustin Lyttle, Triton Engineering Services Limited, dated November 28, 2025, regarding Forest View Estates Subdivision (Arthur) Preliminary Acceptance Stage 3 Municipal Services;

AND FURTHER THAT Preliminary Acceptance be granted for Stage 3 Municipal Services works for Forest View Estates Subdivision with the guarantee and maintenance period commencing on June 19, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report ENV 2025-003 being a report to set the 2026 water and wastewater fees and charges;

AND THAT Council authorize a 2% increase to the water rate and a 4% increase to the wastewater rate for the year 2026 consistent with the recommendations from the 2025 Water and Wastewater Rate Study prepared by DFA Infrastructure International Inc.

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

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2025-019 on the 2026 Municipal and School Board election alternative vote procedures;

AND THAT Council authorize the Mayor and Clerk to sign the by-law to authorize the 2026 Municipal and School Board election alternative vote procedures.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2025-020 2026 Municipal and School Board Advance Voting Dates;

AND THAT Council approve the advance voting dates, times and location as follows:

Saturday October 10, 2026, between the hours of 10:00 a. m. and 3:00 p.m. at

Mount Forest Sports Complex, 850 Princess Street, Mount Forest, ON Leisure Hall

Saturday October 17, 2026, between the hours of 10:00 a.m. and 3:00 p.m. at the

Arthur Community Centre, 158 Domville Street, Arthur, ON, Auditorium

(downstairs)

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

CARRIED

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

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

RESOLUTION: 2025-343

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2025-025 regarding the Notice of Decision for Consent Applications B52-25 & B53-25 and the Notice of Deferral for Consent Application B57-25, received from the County of Wellington Planning and Land Division Committee:

- B52-25 Trustees of St. Andrew's Presbyterian Church of Canada, Part Lots 7 & 8, w/s Fergus St, Plan Town of Mount Forest with civic addresses 191 Fergus Street North and 196 Birmingham Street East in the town of Mount Forest (Severance);
- B53-25 Trustees of St. Andrew's Presbyterian Church of Canada, Part Lots 7 & 8, w/s Fergus St, Plan Town of Mount Forest with civic addresses 166 Birmingham Street East and 196 Birmingham Street East in the town of Mount Forest (Severance);
- B57-25 Yvonne Bailes-Mulder, Part Lot 17, Concession A with civic addresses 7539 and 7475 Highway 6 in the former Township of Peel (Lot Line Adjustment).

CARRIED

Councillor Renken and Councillor Burke returned to the meeting.

RESOLUTION: 2025-344

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2025-044 on the Hair by Trina Community Improvement Plan application;

AND THAT Council approve a Façade & Signage Improvement Grant in the amount of \$285.50 to Hair by Trina for new business signage.

CARRIED

RESOLUTION: 2025-345

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2025-012 being a report on 2026 fees and charges by-law updates (various services);

AND THAT Council direct staff to proceed with the updates to reflect the changes outlined herein for the 2026 calendar year;

AND THAT Schedule C be deferred to a subsequent meeting for further consideration;

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

CARRIED

RESOLUTION: 2025-346

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report INF 2025-021 being a report on Mount Forest Southeast Drainage.

CARRIED

RESOLUTION: 2025-347

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report ENV 2025-002 for information on the Township's Drinking Water Quality Management System (DWQMS) – 2025 Management Review Meeting Minutes for information.

CARRIED

RESOLUTION: 2025-348

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence with resolutions regarding proposed changes to Conservation Authorities from Ausable Bayfield Conservation Authority dated November 20, 2025, Stormont, Dundas & Glengarry dated November 17, 2025, and Essex Region Conservation dated November 19, 2025.

CARRIED

## **NOTICE OF MOTION**

No notice of motion tabled.

## **COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor McCabe (Ward 4):

- Wellington County Farm Safety Association Meeting hosted their annual Christmas supper. Members were updated on the current financial situation and were pleased with their standing of approximately \$10,000 in profits. This allows for more safety meetings directly on farms and other events.
- Agricultural Sub-Committee of the Saugeen Valley Conservation Authority meeting will be this week.

- Rural Ontario Municipal Association meetings on December 18<sup>th</sup> and 19<sup>th</sup>.

### **BY-LAWS**

- a. By-law Number 076-2025 being a by-law to adopt the 2026 Municipal and School Board Election Ballot Counting Procedures
- b. By-law Number 077-2025 being a by-law to adopt the 2026 Municipal and School Board Voting Procedures Policy
- c. By-law Number 078-2025 being a by-law to authorize a Service Financing Agreement between The Corporation of the Township of Wellington North and Deer Ridge Heights Inc.
- d. By-law Number 079-2025 being a by-law to set remuneration for members of Council and to repeal By-law 079-2021
- e. By-law Number 080-2025 being a by-law to provide for an interim tax levy on all assessment withing specific tax classes and to provide a penalty and interest rate for current taxes in default and tax arrears
- f. By-law Number 081-2025 being a by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2026
- g. By-law Number 082-2025 being a by-law to provide for advance votes to be held prior to voting day

RESOLUTION: 2025-349

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 076-2025, 077-2025, 078-2025, 079-2025, 080-2025, 081-2025 and 082-2025 be read and passed.

CARRIED

### **CULTURAL MOMENT**

- Celebrating Jack Johnson

### **CONFIRMING BY-LAW**

RESOLUTION: 2025-350

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 083-2025 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 December 1, 2025 be read and passed.

CARRIED



**ADJOURNMENT**

RESOLUTION: 2025-351

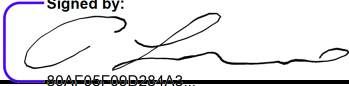
Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Regular Council meeting of December 1, 2025 be adjourned at 3:35 p.m.

CARRIED

Signed by:



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**MAYOR**

DocuSigned by:

*Catherine Conrad*

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**DEPUTY CLERK**