

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – MARCH 8, 2021 AT 2:00 P.M.
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/87131824550>

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**PAGE
NUMBER**

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the March 8, 2021 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the March 8, 2021 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- *Brian Black and Vicki Moore, Minor Variance*
- *Housekeeping: Secondary Units*

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the March 8, 2021 Regular Meeting of Council at : .

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 024-20 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Housekeeping: Secondary Units) 001

Recommendation:

THAT By-law Number 024-20 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted. (Housekeeping: Secondary Units)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, February 22, 2021 005
2. Public Meeting, February 22, 2021 013

Recommendation:

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on February 22, 2021 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

1. Notice of Motion brought forward by Councillor McCabe at the February 22, 2021 Regular Council Meeting

Recommendation:

THAT Council of the Corporation of the Township of Wellington North direct staff to prepare a report on a municipal program of hunting nuisance coyotes on private property.

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Saugeen Valley Conservation Authority, Annual Meeting, January 22, 2021 018

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority Annual Meeting held on January 22, 2021.

- b. Grand River Conservation Authority, Summary of the General Membership Annual General Meeting – February 26, 2021 029

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Summary of the General Membership Annual General Meeting held on February 26, 2021.

- c. Mount Forest Aquatics Ad-Hoc Advisory Committee, February 23, 2021 030

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Aquatics Ad-Hoc Advisory Committee meeting held on February 23, 2021.

- d. Recreation, Parks and Leisure Committee, March 2, 2021 033

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation, Parks and Leisure Committee meeting held on March 2, 2021.

Recommendation:

THAT Council of the Corporation of the Township of Wellington North approve Design #3 from Park N Play for the design and replacement of the Arthur OptiMrs Playground as recommended by the Recreation, Parks and Leisure Committee.

Recommendation:

THAT Council of the Corporation of the Township of Wellington North approve design option 4 for the Splash Pad Sponsorship Signage as recommended by the Recreation, Parks and Leisure Committee.

Recommendation:

THAT Council of the Corporation of the Township of Wellington North direct staff to proceed with a request for proposal for the design of the Mount Forest Outdoor Pool as recommended by the Recreation, Parks and Leisure Committee.

2. PLANNING

- a. Report DC 2021-005, Consent Application B4-21 Anthony and Kayla Morton 037

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive DC Report 2021-005 being a report on Consent Application (Severance) B4-21 known as Part Lots 5 & 6, Wm Colcleugh's Survey in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B4-21 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 \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and*
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication fee be \$1,000/lot or part lot created, in 2020; (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990;*

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.

- b. Planning Report prepared by Matthieu Daoust, Planner, dated February 25, 2021, regarding H. Bye Construction and R.H. Bye, Pt. Park Lot; 4 RP 61R11573 Part 1, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application 041

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Planner, dated February 25, 2021, regarding H. Bye Construction and R.H. Bye, Pt. Park Lot; 4 RP 61R11573 Part 1, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application.

- c. Planning Report prepared by Linda Redmond, Manager of Planning & Environment, dated March 1, 2021, regarding Harvey & Kathryn Martin, 8330 Line 8, Kenilworth, Zoning By-law Amendment (ZBA 2021-01) 043

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Linda Redmond, Manager of Planning & Environment, dated March 1, 2021, regarding Harvey & Kathryn Martin, 8330 Line 8, Kenilworth, Zoning By-law Amendment (ZBA 2021-01)

- d. Report DC 2021-006, 2574574 Ontario Inc., Development Agreement, Wellington St E Townhouses, Mount Forest 048

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive Report DC 2021-006 being a report on 2574574 Ontario Inc., Development Agreement – Wellington Street East, Mount Forest;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to enter into a Development Agreement with 2574574 Ontario Inc.

3. ECONOMIC DEVELOPMENT

- a. Report EDO 2021-008 Wellington North Farmers Market 2021 Season 054

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the Economic Development Officer Wellington North Farmers Market (WNFM) report EDO 2021-008;

AND FURTHER THAT Council approve the WNFM Roles and Responsibilities Agreement with the Victory Church and Community Centre;

AND FURTHER THAT Council direct staff to prepare the necessary temporary road closure permit application for each Saturday from June 19th to Sept. 25th, from 8:30am to noon, for the portion of 320 King St. E at the Fairgrounds entrance in Mount Forest.

4. FINANCE

- a. Cheque Distribution Report, February 26, 2021 059

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the Cheque Distribution Report dated February 26, 2021.

- b. TR2021-006 AMP Update Contract Award 061

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive Report TR 2021-006 being a report on the contract award for an update to the Township's Asset Management Plan;

AND FURTHER THAT Council award the contract for an update to the Township's Asset Management Plan at a cost of \$61,953 plus applicable taxes to SLBC Inc.

5. COUNCIL

- a. Steve Clark, Minister of Municipal Affairs and Housing, correspondence dated February 17, 2021 regarding consulting on growing the size of the Greenbelt 064

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the correspondence dated February 17, 2021 from Steve Clark, Minister of Municipal Affairs and Housing regarding consulting on growing the size of the Greenbelt.

- b. Wellington North Power Inc., Quarterly Newsletter – Quarter 4: October 1st to December 31, 2020 065

Recommendation:

THAT Council of the Corporation of the Township of Wellington North receive the Wellington North Power Inc., Quarterly Newsletter – Quarter 4: October 1st to December 31, 2020.

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 March 8, 2021 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

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake (Ward 1):

- North Wellington Health Care Corporation – Louise Marshall Hospital
- Lynes Blacksmith Shop Committee
- Recreation, Parks and Leisure Committee
- Wellington North Power
- Mount Forest Homecoming Committee (inactive)

Councillor Burke (Ward 2):

- Mount Forest Aquatic Ad Hoc Advisory Committee
- Lynes Blacksmith Shop Committee
- Wellington North Wellness & Team Building Committee
- Mount Forest Business Improvement Area

Councillor Hern (Ward 3):

- Wellington North Cultural Roundtable
- Mount Forest & District Chamber of Commerce
- Arthur & District Chamber of Commerce
- Arthur Business Improvement Area
- Arthur BMX/Skateboard Park Advisory Committee
- EarlyON Child and Family Services Committee

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure Committee
- Arthur BMX/Skateboard Park Advisory Committee
- Saugeen Valley Conservation Authority
- Wellington North Health Professional Recruitment Committee
- Arthur Trail Committee

Mayor Lennox:

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

BY-LAWS

- | | |
|--|-----|
| a. By-law Number 023-21 being a by-law to exempt lands from Part Lot Control, H. Bye Construction Ltd. | 070 |
| b. By-law Number 025-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Lot 7, Concession 9, RP 83439102, 8330 Line 8, Kenilworth, Harvey & Kathryn Martin | 072 |
| c. By-law Number 026-21 being a by-law to authorize the execution of a Development Agreement PKLT 3 S/S Birmingham St PL Town of Mount Forest; Wellington North. PIN: 71066-0029 (LT), LRO 61, and Part Park Lot 3 S/S Wellington St. Plan Town of Mount Forest, as in RON 72223 (Secondly); Wellington North PIN: 71060-0339 (LT), LRO 61 | 076 |

Recommendation:

THAT By-law Number 023-21, 025-21, 026-21 be read a First, Second and Third time and enacted.

CONFIRMING BY-LAW

090

Recommendation:

THAT By-law Number 027-21 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 March 8, 2021 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of March 8, 2021 be adjourned at : p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Saugeen Connects International Women's Day Guest Speaker Dianne Crawford (register by email to saugeenconnects@sbdc.ca)	Monday, March 8, 2021	6:30 p.m. to 7:30 p.m.
Mount Forest Business Improvement Association (via Zoom)	Tuesday, March 9, 2021	8:00 a.m. to 10:00 a.m.
Mount Forest and District Chamber of Commerce (via Zoom)	Tuesday, March 9, 2021	7:00 p.m. to 9:00 p.m.
Arthur and District Chamber of Commerce (via Zoom)	Wednesday, March 10, 2021	5:30 p.m. to 7:00 p.m.
Arthur Business Improvement Association (via Zoom)	Wednesday, March 17, 2021	7:30 p.m. to 9:00 p.m.
Wellington North Cultural Roundtable	Thursday, March 18, 2021	12:00 p.m. to 2:00 p.m.
Regular Council Meeting – via video conference	Monday, March 22, 2021	7:00 p.m.
Mount Forest Aquatics Ad-Hoc Advisory Committee (via Zoom)	Tuesday, March 23, 2021	7:00 p.m.
Recreation, Parks and Leisure Committee	Tuesday, April 6, 2021	8:30 a.m.

The following accessibility services can be made available to residents upon request with two weeks' notice:

**Sign Language Services – Canadian Hearing Society – 1-877-347-3427
- Kitchener location – 1-855-656-3748**

TTY: 1-877-843-0368 Documents in alternate forms CNIB – 1-800-563-2642

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER 024-21**

**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 Section 5, Definitions, is amended by including the following definitions to the **RESIDENTIAL DWELLING** definition:
 - **Additional Dwelling Unit (Attached)**, means the use of a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit where a separate self-contained dwelling unit is located within the principal building.
 - **Additional Dwelling Unit (Detached)**, means the use of a building where a separate self-contained dwelling unit is located in a detached building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. (subject to 6.1)
2. THAT Section 5, Definitions, is amended by deleting the **Accessory Apartment** definition located under the **RESIDENTIAL DWELLING** definition, in its entirety
3. THAT Section 6.2 c), BED AND BREAKFAST ESTABLISHMENT (B&B), is amended by deleting the words "**Residential Conversions**" and replacing with "**Additional Dwelling Unit**".
4. THAT Section 6.12 a), GARDEN SUITES, is hereby amended by deleting the words "**accessory apartment**" and replacing with "**additional Dwelling Unit**".
5. THAT Section 6.27.8, Calculation of Parking Regulations, Table #3 Number of Parking Spaces Required is amended by deleting "**Converted Dwelling – Tandem parking may be permitted**" and replacing with:
 - **Additional Dwelling Unit. – 1/parking space per unit and may be Tandem**
6. THAT Section 6.29, RESIDENTIAL CONVERSIONS, is amended by deleting the section in its entirety and replacing with the following:

6.29 RESIDENTIAL ADDITIONAL DWELLING UNITS (ARU)

6.29.1 Additional Dwelling Unit (Attached)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Attached) shall be permitted as defined herein, subject to the following:

- a) **One Additional Dwelling Unit may be located in the same building as a single detached, semi-detached or street townhouse;**
- b) **Each dwelling unit shall have a separate private entrance;**

- c) **An Additional Dwelling Unit (Attached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit. A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space;**
- d) **Driveway access to both the main dwelling and the Additional Dwelling Unit (Attached) shall be limited to one access so that no new entrance from the street shall be created;**
- e) **Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s);**
- f) **An Additional Dwelling Unit is not permitted in a second farm dwelling as provided for in section 8.4;**

6.29.2 Additional Dwelling Unit (Detached)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Detached) shall be permitted as defined herein, subject to the following:

- a) **One Additional Dwelling Unit (Detached) may be located on the same lot as a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling;**
- b) **An Additional Dwelling Unit (Detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or street townhouse dwelling;**
- c) **An Additional Dwelling Unit (Detached) shall not be located in the front yard or exterior side yard and is required to meet the accessory structure provisions of section 6.1;**
- d) **An Additional Dwelling Unit (Detached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit (Detached).**
- e) **Driveway access to both the main dwelling and the Additional Dwelling Unit (Detached) shall be limited to one access so that no new entrance from the street shall be created.**
- f) **Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s).**

7. THAT Section 8.1, PERMITTED USES (Agriculture Zone), is amended by deleting **“Conversion of a single detached residential dwelling accessory to a farm for one addition residential dwelling unit in accordance with Section 6.29 (a-d)”** and replacing with **“Additional Dwelling Unit in accordance with Section 6.29”**.

8. THAT Section 8.4, REGULATIONS FOR THE ESTABLISHMENT OF A SECOND RESIDENTIAL DWELLING, is amended by adding the following provision:

- **8.4.5 A second residential dwelling unit may not be permitted to have an additional dwelling unit as provided for in section 6.29.**

9. THAT Section 8.5.1, PERMITTED USES (Reduced Ag Lot), is amended by deleting **“Conversion of a single detached residential dwelling accessory to a farm for one addition residential dwelling unit in accordance with Section 6.29 (a-d)”** and replacing with **“Additional Dwelling Unit in accordance with Section 6.29”**.
10. THAT Section 8.5.1, PERMITTED USES (Reduced Ag Lot), is amended by relocating Accessory Uses, buildings and structures, to section – Permitted Accessory uses to the main use.
11. THAT Section 8.5.1, PERMITTED USES (Reduced Ag Lot), is amended by removing Home Industry as a permitted accessory use.
12. THAT Section 9 – R1A – UNSERVICED RESIDENTIAL ZONE is amended by adding **“Additional Dwelling Unit in accordance with Section 6.29”** to subsection 9.1.
13. THAT Section 10 – R1B – RESIDENTIAL ZONE is amended by adding **“Additional Dwelling Unit in accordance with Section 6.29”** to subsection 10.1.
14. THAT Section 11 – R1C – RESIDENTIAL ZONE is amended by adding **“Additional Dwelling Unit in accordance with Section 6.29”** to subsection 11.1.
15. THAT Section 12 – R2 – RESIDENTIAL ZONE subsection 12.1, is amended by deleting **“Converted dwelling existing on the date of passing of this By-law as specified in Section 6.29 of this By-law”** and replacing it with **“Additional Dwelling Unit in accordance with Section 6.29”**.
16. THAT Section 12 – R2 – RESIDENTIAL ZONE is amended by deleting subsection 12.2.7 in its entirety.
17. THAT upon enactment of this Township Comprehensive Zoning Bylaw Housekeeping Amendment by Council, site specific Zoning By-law Amendment and Minor Variance applications will continue to be received, processed and considered by Council and the Committee of Adjustment.
18. THAT this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8th DAY OF MARCH, 2021**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 024-21

Location of the Subject Land

The proposed amendment affects all lands in the Township of Wellington North.

The Purpose and Effect of the Application

The purpose and effect of the Township initiated amendment to the Comprehensive Zoning By-law is to introduce regulations to permit additional dwelling units to be located within a principal dwelling and/or within an accessory structure that is located on the same lot as a principal dwelling. These changes are being proposed in response to Provincial legislation, Bill 108 – More Homes, More Choice Act, 2019. This legislation requires that municipalities allow opportunities for additional dwelling units as of right

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – FEBRUARY 22, 2021 AT 7:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING: <https://www.youtube.com/watch?v=dr6vQ0qQdJk>**

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake**

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Human Resources Manager:	Chanda Riggi
Director of Fire Services/Fire Chief:	Chris Harrow
Deputy Chief:	Marco Guidotti
Deputy Chief:	Callise Loos
Director of Operations:	Matthew Aston
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Manager of Planning and Environment:	Linda Redmond

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2021-048

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the February 22, 2021 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

COUNTY COUNCIL UPDATE

Campbell Cork, County of Wellington Councillor, Ward 3

The Province indicated they wanted a day of action for a spring roadside cleanup of litter in 2020, however, due to the Covid-19 pandemic it was not possible. They are hoping that on or about May 11, 2021 a cleanup will take place this year. The County is going to support any municipality that is organizing a roadside cleanup by waiving the tipping fees for any waste collected as well as other resources.

The Guelph Wellington Paramedic Service is reaching out to the community with phone calls, emails and personal visits. They are monitoring people who have Covid-19 who are at home, particularly focusing on the elderly and mobility impaired patients that are at risk of not doing

well at home. The service is assisting approximately fifteen to thirty patients at any one time. They also got involved with the Arthur long term care facility that suffered a major outbreak by monitoring by phone and visits were required. A new project began in December that involves paramedics monitoring people waiting for admission to a long-term care facility, that worked out of the Harriston Fire Hall. The current funding for this project runs until March 31, 2021 and they have applied for further funding.

The Ride Well Transit Service hit its highest numbers in December with 272 rides. Ridership dropped off by 50 in January, probably due to the lockdown. The service runs weekdays from 6:00 a.m. to 7:00 p.m. Employees of larger businesses and factories can use the service and potentially save a family from having to purchase a second vehicle. The results of a survey of thirty-two of the larger businesses and 115 employees reflected not much interest in the service. The County's Economic Development is working on other ways that the service could be useful to help employers as an incentive to hire employees. The Guelph Owen Sound Transit (GOST) runs up and down Highway 6 twice a day from Owen Sound to Guelph started last October. There have been 213 rides. The County of Wellington will assist them with promotion. Mount Forest and Arthur are the two most popular stops.

Wellington Dufferin Guelph Public Health has a link on their website for people over 80 to register for the Covid-19 vaccine.

PRESENTATIONS

1. Wellington North Fire Service
 - 2020 Annual Report

Chris Harrow, Director of Fire Services; Marco Guidotti, Deputy Chief; and Callise Loos, Deputy Chief presented the Wellington North Fire Service 2020 Annual Report.

The report highlighted volunteer demographics, incident statistics and call volumes, prevention and enforcement, public education, training, completed projects and 2021 goals. The mission statement will be reviewed with the Fire Fighters to make sure it is still relevant after the Master Fire Plan is completed. Fire Service core values include commitment, community service, integrity, professionalism, teamwork, and trust. The management team was put in place in the last half of 2020. An overview of employees includes 3 District Chiefs, 8 Captains and forty plus volunteers. There were eight new recruits and some promotions at the different stations. Committees were formed to provide advice and get more Fire Fighter buy in and responsibility. These include a Training Committee, Health and Safety Committee and an Equipment Committee. Incident statistics show a diversified call volume that is well balanced. Call volumes trended down last year. Fire Prevention and Inspections were hampered by Covid; but they continue with complaint requests. All in person activities related to public education were cancelled due to the pandemic. A new social media program was launched. The Fire Service communicated using social media and hosted virtual contests to engage with residents during the pandemic. Training sessions were very different this year with smaller groups and on-line training due to Covid. NFPA courses were conducted in conjunction with Minto, including Fire Officer and Pumper Operations training. Projects completed in 2020 included an updated Risk Assessment for Wellington North, Social Media Policy and recruitment. For 2021 and beyond they will continue with the Joint Management Team between Minto and Wellington North, purchase of Edraulics to migrate to the Wellington County radio system, create a Master Fire Plan, implementation of emergency reporting software, and establish a plan for the future of the Mount Forest Fire Hall.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2021-049

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North recess the February 22, 2021 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- *Harvey and Kathryn Martin, Zoning By-law Amendment*

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2021-050

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the February 22, 2021 Regular Meeting of Council at 7:57 p.m.

CARRIED

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, February 8, 2021

RESOLUTION: 2021-051

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on February 8, 2021 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

1b, 4b, 5c, 5d, 6a, 7b, 8a, 9a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2021-052

Moved: Councillor Hern

Seconded: Councillor Yake

THAT all items listed under Items For Consideration on the February 22, 2021 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 Association meeting held on February 3, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Chamber of Commerce meeting held on February 10, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-002 being a report on 2738330 Ontario Inc., Site Plan Agreement – 399 Main Street North, Mount Forest;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to enter into a Site Plan Agreement with 2738330 Ontario Inc.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-003 being a report on 2574574 Ontario Inc., Site Plan Agreement – 391 Main Street North, Mount Forest;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to enter into a Site Plan Agreement with 2574574 Ontario Inc.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-004 being a report on O K Construction Inc., Site Plan Agreement – 219 Industrial Drive, Mount Forest;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to enter into a Site Plan Agreement with O K Construction Inc.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO Report CBO 2021-02 Building Permit Review Period Ending January 31st, 2021

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021-006 Media Release “Economic Developers Council of Ontario Announces EDCO Insider Apps for Ontario Communities.”

THAT the Council of the Corporation of the Township of Wellington North receive the Cheque Distribution Report dated February 17, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report TR 2021-003 being a report on the Ministry of Municipal Affairs and Housing Financial Indicator Review.

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-009 being a report to complete the compressor computer upgrades for the Mount Forest and District Sports Complex refrigeration plant;

AND FURTHER THAT Council award the supply of the system to CIMCO at a cost of \$45,000.00 plus applicable taxes; and

AND FURTHER THAT Council authorize staff to execute any agreements required to implement this project.

THAT the Council of the Corporation of the Township of Wellington North receive the Township of Perth South correspondence, dated February 2, 2021, to Honourable Jeff Yurek, Minister of Environment, Conservation and Parks regarding Ontario announces working group to better focus Conservation Authorities.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2021-053

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Association meeting held on February 9, 2021.

CARRIED

RESOLUTION: 2021-054

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021-007 being a report on the Universal Broadband Fund,

AND FURTHER THAT Council support EH!tel Networks application to the Universal Broadband Fund in an effort to bring fibre-optic internet service to Conn, Damascus, Riverstown as well as most of the rural community around these areas,

AND FURTHER THAT Council authorizes the Mayor and C.A.O. to sign and provide a Letter of Support to EH!tel Networks to accompany their funding application.

CARRIED

RESOLUTION: 2021-055

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information Report TR 2021-004 being a report on 2020 Council Remuneration.

CARRIED

Council directed staff to review the 2020 Council Remuneration and bring an amended schedule to a future meeting to reflect refunds for conventions and seminars cancelled due to the pandemic, prior to publishing.

RESOLUTION: 2021-056

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2021-005 being a report on the contract award for an update to the Township's Development Charges background study and By-Law;

AND FURTHER THAT Council award the contract for an update to the Township's Development Charges background study at a cost of \$22,625 plus applicable taxes to DFA Infrastructure International Inc.

CARRIED

RESOLUTION: 2021-057

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report DFC 2021-002 being a report on the purchase of a new sign for the Arthur Fire Hall;

AND FURTHER THAT Council award the supply of the new digital sign to Raynbow Signs at a cost of \$32,435 plus applicable taxes;

AND FURTHER THAT Council waive the requirement for a competitive process detailed within the Purchasing and Procurement Policy (Policy #003-18) for this project.

CARRIED

RESOLUTION: 2021-058

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-011 being a report on the opening and dedicating as a public highway of a portion of Sideroad 15 (Former Township of West Luther); and

AND FURTHER THAT Council authorize the Mayor and Clerk to sign a by-law opening and dedicating as a public highway a portion of Sideroad 15 in the former Township of West Luther.

CARRIED

RESOLUTION: 2021-059

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK2021-006 being a report on naming a street in Forest View Estates Subdivision in the Township of Wellington North;

AND FURTHER THAT Council approves of the street name "Colwill Court".

CARRIED

RESOLUTION: 2021-060

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington, Notice of Commencement – Road Master Action Plan.

CARRIED

Council identified the challenges at the intersection of Wellington Road 16 and Wellington Road 109, east of Arthur, and the intersection of Sligo Road and Main Street North in Mount Forest to be suggested for review.

NOTICE OF MOTION

Councillor McCabe requested that the following motion be brought to the March 8, 2021 Regular Council Meeting.

"THAT Council of the Township of Wellington North direct staff to prepare a report on a municipal program of hunting nuisance coyotes on private property."

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake (Ward 1):

- The Louise Marshall Hospital Board met two weeks ago. Most of the meeting was spent discussing Covid-19 and how it is being handled in our area and other areas. The Board has approved a three-year strategic plan. There has been good progress on the hospital project. Substantial completion of the new Emergency Room is expected in April and the Ambulatory Care in May.

Councillor Burke (Ward 2):

- Mount Forest Aquatics Ad-Hoc Advisory Committee will meet March 23 at 7:00 p.m. to discuss fundraising ideas for the next phase, which is the pool.

Councillor Hern (Ward 3):

- Mount Forest Chamber of Commerce new executive has done some strategic planning and formed committees.
- Arthur Chamber of Commerce and BIA held a joint meeting to discuss the Connecting Link to finalize the design for the curb extension.

Mayor Lennox:

- Regular meeting with Public Health, Mayors and CAOs was held this morning and vaccinations were discussed. A semi-permanent County clinic has been set up at the

Fergus Sportsplex to prepare for when vaccine supply increase. There will be other pop-up clinics around the County. The Health Unit has set up an app to register, or people can register on line to receive the vaccine. They will need an email address or cell phone that can be texted to receive notification of when they are eligible to get their vaccination. Families are asked to help register seniors who do not have access to a computer or cell phone. Clinics will be set up in Mount Forest and Palmerston.

BY-LAWS

- a. By-law Number 015-21 being a by-law to amend By-law 103-20 being a by-law to establish fees and charges for various services provided by the municipality within the Township of Wellington North
- b. By-law Number 016-21 being a by-law to establish the fees and charges for recreation services provided by the municipality and to repeal By-law 113-19
- c. By-law Number 017-21 being a by-law to dedicate certain lands as part of the public highway in Wellington North in the County of Wellington
- d. By-law Number 018-21 being a by-law to authorize a Site Plan Agreement with 2574571 Ontario Inc.
- e. By-law Number 019-21 being a by-law to authorize a Site Plan Agreement with 2738330 Ontario Inc.
- f. By-law Number 020-21 being a by-law to authorize a Site Plan Agreement with O K Construction Inc.

RESOLUTION: 2021-061

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 015-21, 016-21, 017-21, 018-21, 019-21 and 020-21 be read a First, Second and Third time and enacted.

CARRIED

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees;

RESOLUTION: 2021-062

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 9:08 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

1. REPORTS

- DFC 2021-001, Job Description & Classification

2. REVIEW OF CLOSED SESSION MINUTES

- February 8, 2021

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2021-063

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 9:19 p.m.

CARRIED

RESOLUTION: 2021-064

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report DFC 2021-001, Job Description & Classification;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2021-065

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the February 8, 2021 Council Meeting.

CARRIED

CONFIRMING BY-LAW NUMBER 021-21

RESOLUTION: 2021-066

Moved: Councillor Yake

Seconded: Councillor Hern

THAT By-law Number 021-21 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 February 22, 2021 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2021-067

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Regular Council meeting of February 22, 2021 be adjourned at 9:21 p.m.

CARRIED

CLERK

MAYOR

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – FEBRUARY 22, 2021 @ 7:00 P.M.
VIA WEB CONFERENCING: <https://www.youtube.com/watch?v=dr6vQ0qQdJk>**

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Human Resources Manager:	Chanda Riggi
Director of Fire Services:	Chris Harrow
Deputy Chief:	Marco Guidotti
Deputy Chief:	Callise Loos
Director of Operations:	Matthew Aston
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Manager of Planning and Environment:	Linda Redmond

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

Harvey & Kathryn Martin

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Part Lot 7, Concession 9, RP 834349102 with a civic address of 8330 Line 8, Kenilworth. The property is 39.7 ha (98.1 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the property to permit a commercial licensed mechanic shop to operate in the existing 772 m² (8,307 ft²) accessory structure. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on January 29, 2021.

PRESENTATIONS

Linda Redmond, Manager of Planning and Environment, presented comments provided by Michelle Innocente, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 17, 2021

PLANNING OPINION

The proposal is to rezone a portion of the property to permit a motor vehicle inspection station.

Under the PPS and the Official Plan, on-farm diversified uses in prime agricultural areas may be permitted provided that they meet several criteria including demonstrating compatibility with the surrounding agricultural area. Based on the information provided with the application, Staff do not support the proposed motor vehicle inspection station as the use does not meet the policies of the Provincial Policy Statement (PPS) or the County Official Plan for permitted uses in the Prime Agricultural area.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 7, Concession 9, RP 83439102, with a civic address of 8330 Line 8, Kenilworth. The property is 39.7 ha (98.1 ac) in size.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject agricultural property to permit a motor vehicle inspection station. The applicant has indicated that the area of land proposed to be rezoned is approximately 0.54 ha (1.33 ac) in size. There is an existing shop that is 772 m² (8,307 ft²) in size, a parking area that is 0.25 ha (0.63 ac) in size, and a loading area that 0.12 ha (0.3 ac) in size.

ADDITIONAL INFORMATION

The applicant has also indicated that Saugeen Agri Services Ltd. operates from this location. The property includes the large shop that was constructed in 2009, an office, mechanic shop, wash bay and yard for parking vehicles and other equipment. The details of the scale and size of this business were not included with the application. The balance of the property is currently used for cash crop farming.

PROVINCIAL POLICY STATEMENT (PPS)

Re-zonings are subject to the Provincial Policy Statement and decisions of a Council are required to be “consistent” with it (Section 4.2).

The subject property is located within a PRIME AGRICULTURAL area. Section 2.3.3.1 states that in Prime Agricultural areas, permitted uses and activities are: agricultural uses, agricultural related uses and on farm-diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.

An agriculture-related uses is defined as follows: “means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity”. It should also be noted that the PPS specifically lists off season/site storage facilities as uses that would not be considered as agriculturally related uses by example

A motor vehicle inspection station is not considered to be an agricultural related use.

An on-farm diversified use is defined as follows: “means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products”.

All of the following criteria must be met to qualify as on-farm diversified uses, in accordance with the PPS:

1. Located on a farm
2. Secondary to the principal agricultural use of the property
3. Limited in area
4. Includes, but is not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products
5. Shall be compatible with, and shall not hinder, surrounding agricultural operations.

With respect to Criteria 5 noted above, details of the proposed motor vehicle inspection station use were not provided with the application in terms of anticipated number of employees, number of vehicles, size of vehicles, parking of vehicles. Based on the information provided with the application, staff cannot determine whether or not Criteria 5 can be met. It should also be noted that some uses may be better suited to settlement areas where municipal services are available. Further, municipalities should consider how effectively any impacts can be mitigated before allowing different uses in prime agricultural areas.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE, CORE GREENLANDS and GREENLANDS. Under section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted. Section 6.4.4 further outlines that home and farm businesses are secondary to the principal use of the property and are allowed as a means of supplementing farm incomes and providing services in the agricultural areas.

Taking into account also the Agriculture First policy of Section 6.4.2 which states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”.

*According to the **Ministry of Transportation**, under the **Motor Vehicle Inspection Stations Program**, the Ministry licenses qualified, garage operators to conduct mandatory motor vehicle safety and structural inspections to certify that vehicles meet minimum safety requirements. Inspections are required either at specified time intervals, or when an event such as the sale of a used vehicle takes place. The Motor Vehicle Inspection Station (MVIS) program oversees the inspection of vehicles at approved facilities and the issuing of safety standards certificates, structural inspection certificates and annual and semi-annual inspection certificates and stickers. The program ensures that vehicles meet a minimum safety standard before they receive a certificate or sticker. (Source: Ministry of Transportation)*

Motor Vehicle Inspection Stations provide inspections for a variety of vehicles and are not limited to agriculturally based vehicles. Planning staff believe that the proposal for the addition of a motor vehicle inspection station is not in keeping with the Official Plan.

ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE).

The applicant is seeking to add a motor vehicle inspection station as a permitted use on a portion of the property currently zoned Agricultural. The applicant has indicated that the area of land proposed to be rezoned is approximately 0.54 ha (1.33 ac) in size. There is an existing shop that is 772 m² (8,307 ft²) in size, a parking area that is 0.25 ha (0.63 ac) in size, and a loading area that 0.12 ha (0.3 ac). Details of the proposal can be found in Figure 2 above.

A draft by-law will be provided following the public meeting and based on Council direction.

PLANNING DISCUSSION

Planning staff are not in a position to support the proposed motor vehicle inspection station at this time.

The PPS outlines five criteria that must all be met to qualify as an on-farm diversified use. The proposed use is not compatible within a prime agricultural area as it services many different types of motor vehicles that are not related to agriculture. The information provided with the application does not demonstrate that the use is compatible with the surrounding agricultural area. Such a use would more appropriately be located within an urban centre.

CORRESPONDENCE FOR COUNCIL'S REVIEW

- Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority
 - Letter & Map dated February 2, 2021 (No Objection)

REQUEST FOR NOTICE OF DECISION

A by-law will be not considered at the regular council meeting following the public meeting. Persons wishing notice of the future passing of a by-law must submit a written request to the Clerk.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Harvey Martin, Applicant, and Chris Seddon, Biosolids Manager and NASM Plan Developer for Saugeen Agri Services Ltd., were present to answer questions regarding the application.

Mr. Martin, Applicant, explained that Saugeen Agri Services has operated in Wellington North for 19 years. They have expanded from agricultural manures to biosolids and digester waste. They are doing all their own equipment maintenance and have a truck mechanic who is licenced to do safeties on vehicles, but they need to have the shop licenced as well to complete the safeties on site. Currently they must take equipment to another shop for safety approvals. This requires taking equipment to Hanover, Stayner or Elmira; which puts down time on the trucks. They are not bringing other equipment in for safeties but would like to be able to safety their own equipment on site.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe inquired what the outstanding information is that is needed to proceed with the rezoning. Linda Redmond, Manager of Planning and Environment, stated that clarification is needed regarding vehicles that will be using the inspection station. Mr. Martin has indicated that this will only be for their own equipment. If this is considered a non-farm diversified use there is criteria to be considered, such as, the number of employees and size of the building. Councillor McCabe asked what the timeline would be to review and bring back to Council. He is in favour of this application if it is only for their equipment and would like to see this proceed as soon as possible. Ms. Redmond stated that as soon as Mr. Martin provides the information, they can draft a by-law.

Councillor Yake stated that he agrees with Councillor McCabe. This is a successful agricultural business within our community that does a lot of good work and we need to do what we can to make this work.

Councillor Hern agreed and commented that they provide an essential service to the agricultural community and it does not sound like much will change there. Councillor Hern inquired if there is a way to put a restriction in the by-law to allow them to work on only their equipment. Darren Jones, CBO, stated that the MTO licencing is either a yes or no on the forms that the Township would need to complete, they don't restrict the vehicles. A by-law can be passed but would be difficult to enforce. Michael Givens, CAO, commented that the intent is to only work on their own equipment and will probably not be significant changes to the property. To a certain degree this a leap of faith for Council. We cannot be overly restrictive in the zoning by-law to allow the MTO part to be addressed.

Mayor Lennox inquired, given the nature of the business applying nutrient to farmland, does this not also fit within the agricultural related option as well as the diversified uses. Ms. Redmond stated that their business is an agricultural related use. The issue is the vehicle repairs and MTO licencing component to give them permission is the issue. If it is their own vehicles, then it's related; but it's hard to control that. Mayor Lennox asked for clarification on the consideration of impact on agricultural operations. Ms. Redmond, the issue is the use. The agricultural policies are there to support agricultural uses and uses that support agricultural. When you introduce uses that do not do that, the compatibility problem comes in; but the other side is the size of scale. On farm diversified uses are usually smaller in size and secondary to the farm business and are allowed; but limited in size, scale, and type. Mayor Lennox requested confirmation that in terms of the scale if the existing building and some parking area is rezoned any expansion would have to come back for further rezoning; and by

capturing the existing structure and parking around it we are limiting the scope. Ms. Redmond confirmed that a further rezoning would be required for expansion.

Councillor Yake addressed the CAO's comment regarding taking a leap of faith. He stated that there are times when Council needs to do that. Mr. Martin is busy enough with his own business and he did not think we need to worry about other business.

Council directed staff to bring a by-law forward to permit the zoning by-law amendment once the applicant has submitted additional information to the satisfaction of the Chief Building Official and the Planning Department.

ADJOURNMENT

RESOLUTION: 002-2021

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of February 22, 2021 be adjourned at 7:57 pm.

CARRIED

CLERK

MAYOR

SAUGEEN VALLEY CONSERVATION AUTHORITY

MINUTES

Conservation through Cooperation

MEETING: Authority Annual Meeting
DATE: Friday January 22, 2021
TIME: 1:00 p.m.
LOCATION: Electronic

CHAIR: Maureen Couture

MEMBERS PRESENT: Paul Allen, Mark Davis, Barbara Dobreen, Dan Gieruszak, Cheryl Grace, Tom Hutchinson, Steve McCabe, Don Murray, Mike Myatt, Sue Paterson, Christine Robinson, Bill Stewart

ABSENT WITH REGRETS: Mark Goetz, Diana Rae

OTHERS PRESENT: Dick Hibma, Chair Pro Tem
 Tim Lanthier, CAO, Grey Sauble Conservation Authority
 Phil Beard, General Manager/Secretary-Treasurer, Maitland Valley Conservation Authority
 Jennifer Stephens, General Manager/Secretary -Treasurer
 Laura Molson, Manager, Corporate Services
 Erik Downing, Manager, Environmental Planning & Regulations
 JoAnne Harbinson, Manager, Water Resources
 Donna Lacey, Manager, Forestry and Lands
 Janice Hagan, Executive Assistant
 Special Guests

Chair Dan Gieruszak, called the meeting to order at 1:03 p.m. He welcomed the members and guests to the SVCA Annual meeting.

1. Land Acknowledgement

As we work towards reconciliation with Indigenous people, we begin our meeting today by respectfully acknowledging that we are situated on Traditional Territories and Treaty Lands, in particular those of the Chippewas of Saugeen Ojibway Territory know as the Saugeen Ojibway Nation.

As shared stewards of Ontario's land and water resources – along with the First nations community – Saugeen Valley Conservation Authority appreciates and respects the history and diversity of the land and its peoples and are grateful to have the opportunity to meet in this territory.

Annual Meeting – January 22, 2021**2. Adoption of Agenda****MOTION #G21-01**

Moved by Christine Robinson

Seconded by Cheryl Grace

THAT the amended agenda be adopted as presented.

CARRIED

3. Declaration of Pecuniary Interest

No persons declared a pecuniary interest relative to any item on the agenda.

4. Approval of Authority Meeting Minutes

- a. November 20, 2020 – Special Authority Meeting

MOTION #G21-02

Moved by Steve McCabe

Seconded by Christine Robinson

THAT the minutes of the Authority Special Meeting, held on November 20, 2020 be approved as circulated.

CARRIED

- b. December 3, 2020 – Authority Meeting

MOTION #G21-03

Moved by Barbara Dobreen

Seconded by Mike Myatt

THAT the minutes of the Authority Meeting, held on December 3, 2020 be approved as circulated.

CARRIED

5. Introduction of Guests

Greetings were brought to SVCA from the following dignitaries and special guests:

- Ben Lobb, MP, Huron/Bruce
- Alex Ruff, MP, Bruce/Grey/Owen Sound
- Lisa Thompson, MPP, Huron/Bruce
- Bill Walker, MPP, Bruce/Grey/Owen Sound
- Paul McQueen, Deputy Warden, County of Grey, and Mayor, Municipality of Grey Highlands
- Robert Buckle, Mayor, Municipality of South Bruce
- Luke Charbonneau, Mayor, Town of Saugeen Shores
- John Woodbury, Mayor, Township of Southgate
- Sue Paterson, Mayor, Town of Hanover
- Christine Robinson, Mayor, Municipality of West Grey
- Cathy Little, Chair, Grey Sauble Conservation Authority
- Tim Lanthier, CAO, Grey Sauble Conservation Authority

Annual Meeting – January 22, 2021

- Phil Beard, General Manager/Secretary-Treasurer, Maitland Valley Conservation Authority

6. Presentation: Highlights From 2020

Jennifer Stephens presented 2020: A Year of Resilience to the Board of Directors. She highlighted various accomplishments and changes that transpired at SVCA in 2020.

7. Chair's Address

Dan Gieruszak gave the following address:

“It is my pleasure to present the 2020 Chair’s report.

Change and challenge throughout 2020 – From Provincial government to COVID-19, yet through all of this, I suggest the greatest change and challenge we have faced, is the one we have chosen to take on – and that is the continuous improvement in the delivery of our core mandate, to protect people and property from extreme weather events.

Our continuous improvement, won’t happen through the excellent individual efforts of our staff alone... it will require building a strong team, aligned not only from Authority directors, through the General Manager, to our senior managers and staff. We must also be aligned with the Provincial Government, our Conservation Authority peers, our municipalities and counties. We can’t solve all of our challenges overnight, and we can’t solve all of our challenges with increased revenues.

However, I believe we can exceed expectations, and achieve our goals, through leadership, teamwork, collaboration, and the understanding that collectively, we are the most skilled and experienced people in the province to achieve the mandate given to us.

During this past year we have continued our multi-year effort to build a Conservation Authority that is focused intently on fulfilling its core mandate.

Through regulatory review and diligence from staff and Authority directors, we have reduced the total land area subject to SVCA regulatory review by more than 50,000 acres, since 2015.

In 2018 we had flooding and the loss of a bridge in Chesley. In Paisley, the town was put at risk with high water and an ice jam. Having witnessed other extreme weather events across the province we know and understand the importance of the work we are doing.

And while we are improving our capacity to protect people from extreme weather events, we are also improving our ability to work with municipalities to ensure flood resiliency. All of this, while reducing the complexity of our regulatory process, enabling watershed property owners and developers to contribute to our region’s prosperity, without sacrificing the integrity of our environment.

As part of a multi-year effort to focus the Authority’s activities to better match our core mandate, in 2018 we reaffirmed that the SVCA would not provide planning advice on matters pertaining to natural heritage. This direction to focus on our core mandate was rejected by our municipal partners and counties, therefore it is a service we continue to provide, however it demonstrates the challenges we face –

Annual Meeting – January 22, 2021

focusing on the core mandate as legislated by the Province, while maximizing service to municipalities and minimizing levy increases.

While 2020 has been a challenging year, we know that many businesses and the families that depend on them will have an even more challenging year in 2021. I am very pleased that staff and directors recognizing that 2020 and 2021 were challenging years for many, have focused on the difficult decisions that ensure that we continue to improve our services to municipalities and watershed residents.

With support and direction from our General Manager, staff and board members have been able to establish a 2021 budget with minimal increase to municipal members, while improving and maintaining the services and infrastructure of the Conservation Authority. It is however important to note that dipping into reserves, two years in a row, is not sustainable. I hope our municipal and provincial partners recognize and appreciate the sacrifices made, because, we believe, we are in this together. And we believe, we all benefit, when we are open, honest, transparent, respectful, and collaborative.

As part of a multi-year effort to focus the Authority's activities, SVCA has made staffing changes to enable more effective engagement with our municipal partners, as well as more strategic alliances linked to our core mandate. We recognize we can't get to where we want to be by doing things the way we've always done them.

So we will continue to engage our stake holders to better match our mandate, and "re-engineer" our services, policies and processes, adapting best practices from across the province, and utilizing new technology wherever possible. This is what we have begun in 2020, and this is what we will continue in 2021, all while responding to the unpredictable challenges brought on by COVID-19.

Thank you."

Christine Robinson left the meeting at 1:50 p.m.

8. Election of Officers

MOTION #G21-04

Moved by Mark Davis

Seconded by Mike Myatt

THAT Dick Hibma be appointed as Chair Pro Tem for the purposes of conducting the election of officers for 2021.

CARRIED

Dan Gieruszak vacated the chair in favour of Dick Hibma, Chair Pro Tem, who conducted the elections. Dick declared all offices vacant and called for a motion to appoint two scrutineers, in the event of an election count.

MOTION #G21-05

Moved by Cheryl Grace

Seconded by Tom Hutchinson

THAT Tim Lanthier and Phil Beard be appointed as scrutineers for the election of officers.

CARRIED

Annual Meeting – January 22, 2021**a. Election of Chair**

Dick called for nominations for the position of Chair for 2021. Bill Stewart nominated Maureen Couture. No further nominations were received.

MOTION #G21-06

Moved by Steve McCabe
Seconded by Don Murray

THAT the nominations for the position of Chair of the Saugeen Valley Conservation Authority for 2021 be closed.

CARRIED

Maureen Couture was acclaimed 2021 Chair of the Saugeen Valley Conservation Authority Board of Directors.

b. Election of Vice Chair

Dick called for nominations for the position of Vice Chair for 2021. Steve McCabe nominated Barbara Dobreen. No further nominations were received.

MOTION #G21-07

Moved by Maureen Couture
Seconded by Cheryl Grace

THAT the nominations for the position of Vice Chair of the Saugeen Valley Conservation Authority for 2021 be closed.

CARRIED

Barbara Dobreen was acclaimed 2021 Vice Chair of the Saugeen Valley Conservation Authority Board of Directors.

c. 2nd Vice Chair

Dick called for nominations for the position of 2nd Vice Chair for 2021. Mike Myatt nominated Steve McCabe. Mark Davis nominated Don Murray.

MOTION #G21-08

Moved by Sue Paterson
Seconded by Bill Stewart

THAT the nominations for the position of 2nd Vice Chair of the Saugeen Valley Conservation Authority for 2021 be closed.

CARRIED

Steve McCabe and Don Murray both thanked their nominators and agreed to let their names stand for nomination. The Directors voted by secret ballot using the Survey Monkey platform. The Scrutineers informed Chair Hibma that Steve McCabe was elected by the Directors as 2nd Vice Chair.

Annual Meeting – January 22, 2021**MOTION #G21-09**

Moved by Barbara Dobreen

Seconded by Mike Myatt

THAT Steve McCabe be appointed as elected to the position of 2nd Vice Chair of the Saugeen Valley Conservation Authority for 2021.

CARRIED

d. Past Chair

Dan Gieruszak was appointed Past Chair of the SVCA Board of Directors automatically.

e. Motion to Delete Surveys (Ballots)**MOTION #G21-10**

Moved by Cheryl Grace

Seconded by Maureen Couture

THAT the surveys created on Survey Monkey for the purposes of the Election of Officers be deleted.

CARRIED

Maureen Couture assumed the position of Chair. She thanked Dan Gieruszak for his leadership over the past 2 years noting that he had met challenging times with diplomacy and graciousness. She looks forward to working with the Board and staff over the next year.

9. Committee Appointments

- a. Conservation Ontario Voting Delegate, 1st Alternate, and 2nd Alternate

MOTION #G21-11

Moved by Sue Paterson

Seconded by Bill Stewart

THAT the SVCA Chair be appointed Voting Delegate, the SVCA Vice Chair be appointed as the 1st voting alternate and the GM/S-T be appointed as the 2nd voting alternate on the Conservation Ontario council.

CARRIED

- b. Appointments to the Forestry Committee

MOTION #G21-12

Moved by Mark Davis

Seconded by Paul Allen

THAT the following members be appointed to the Forestry Committee for 2021:

Barbara Dobreen, Tom Hutchinson, Don Murray, and Mike Myatt.

CARRIED

- c. Appointments to the Property & Building Committee

MOTION #G21-13

Moved by Dan Gieruszak

Annual Meeting – January 22, 2021

Seconded by Barbara Dobreen

THAT the following members be appointed to the Property & Building Committee for 2021:
Paul Allen, Cheryl Grace, Don Murray, Diana Rae, and Bill Stewart.

CARRIED

d. Appointments to the Parks Committee

MOTION #G21-14

Moved by Steve McCabe

Seconded by Tom Hutchinson

THAT the following members be appointed to the Parks Committee for 2021:
Cheryl Grace, Mike Myatt, Sue Paterson, and Bill Stewart.

CARRIED

e. Appointments to the Agricultural Advisory Committee

Appointments to the Agricultural Advisory committee were deferred.

10. Matters Arising from the Minutes

a. Approval of 2021 Budget

MOTION #G21-15

Moved by Cheryl Grace

Seconded by Dan Gieruszak

THAT the Saugeen Valley Conservation Authority adopt the 2021 Budget as approved in principle at the November 2020 meeting;

AND FURTHER THAT the Authority share of the costs will be raised through general revenues, reserves, donations, general surplus, and special and general levies in accordance with the *Conservation Authorities Act*;

AND FURTHER THAT the General Manager/Secretary-Treasurer is hereby authorized to forward levy notices to the member municipalities.

A recorded vote was taken for the 2021 Budget with the following results:

Arran-Elderslie	Mark Davis	Yea
Brockton	Dan Gieruszak	Yea
Chatsworth	Diana Rae	Absent
Grey-Highlands	Paul Allen	Yea
Hanover	Sue Paterson	Yea
Howick	Mark Goetz	Absent
Huron-Kinloss	Don Murray	Yea
Kincardine	Maureen Couture	Yea
Kincardine	Bill Stewart	Yea
Minto	Steve McCabe	Yea

Annual Meeting – January 22, 2021

Morris-Turnberry	Mark Goetz	Absent
Saugeen Shores	Cheryl Grace	Yea
Saugeen Shores	Mike Myatt	Yea
South Bruce	Mark Goetz	Absent
Southgate	Barbara Dobreen	Yea
Wellington North	Steve McCabe	Yea
West Grey	Tom Hutchinson	Yea
West Grey	Christine Robinson	Absent

The result of the vote was 100% of the weighted average of those present in favour. Therefore, **Motion #G21-15 was CARRIED.**

MOTION #G21-16

Moved by Barbara Dobreen

Seconded by Steve McCabe

THAT the amount of \$1,732,919 be raised by General levy in 2021;

AND FURTHER THAT General Levy payments shall be due in two equal instalments on March 31 and June 30;

AND FURTHER THAT late payments shall be subject to the Authority's normal late payment charge of 1.50% per month thereafter;

AND FURTHER THAT in accordance with Section 27(4) of the *Conservation Authorities Act*, R.S.O. 1990, the minimum sum that shall be levied against a participating municipality for administration costs shall be \$1,100.

CARRIED

b. Website Redesign and Rebranding

Cheryl Skingley presented the Website Redesign and Rebranding report and outlined staff recommendations. Discussion included the potential costs of updating the logo as pertains to transitioning of signage, staff uniforms etc. Staff were directed to present a variety of logo options to the Board for recommendation. It was noted that the logo redesign is only a small segment of the rebranding initiative.

MOTION #G21-17

Moved by Cheryl Grace

Seconded by Bill Stewart

THAT staff be directed to enter into an agreement with eSolutions Group to redesign the SVCA website and to develop a new brand for the conservation authority;

AND FURTHER THAT additional funds (\$14,000) required for the project be drawn from the Working Capital Reserve.

A recorded vote was requested by Mark Davis.

Annual Meeting – January 22, 2021

Paul Allen	Yea
Mark Davis	Nay
Barbara Dobreen	Yea
Dan Gieruszak	Yea
Cheryl Grace	Yea
Tom Hutchinson	Yea
Steve McCabe	Nay
Don Murray	Nay
Mike Myatt	Yea
Sue Paterson	Yea
Bill Stewart	Yea
Maureen Couture	Yea

CARRIED**11. Consent Agenda****MOTION #G21-18**

Moved by Tom Hutchinson

Seconded by Sue Paterson

THAT the reports, minutes, and information contained in the Consent Agenda, [items 11a-g], along with their respective recommended motions be accepted as presented.

CARRIED

Christine Robinson returned to the meeting at 3:40 p.m.

12. New Business

a. Presentation – Drinking Water Source Protection Program (DWSP)

Jennifer reviewed the DWSP program and clarified that it is one of the mandatory programs and services of the conservation authority. The *Conservation Authorities Act (Section 21.1.iii)* outlines the responsibilities of CAs and states that an authority shall provide programs or services within its area of jurisdiction including those related to the authority's duties, functions, and responsibilities as a source protection authority under the *Clean Water Act, 2006*. The *Clean Water Act* ensures communities protect drinking water supplies through prevention – by developing collaborative, watershed-based source protection plans that are locally driven and based on science. The Source Protection Authority (SPA) is a new body created under the *Clean Water Act, 2006* and in the case of Saugeen Valley Source Protection Authority, is made up of the members of the Board of Directors. The role of the SPA is to support the Source Protection Committee, initiate amendments to the Source Protection Plan, and report on implementation progress. Jennifer noted that SVCA is required to recognize activities in relation to vulnerable areas, comment on OP/Zoning By-Law Conformity, *Planning Act* applications, and Environmental Assessments.

After further discussion, the following motion was carried:

MOTION #G21-19

Annual Meeting – January 22, 2021

Moved by Bill Stewart

Seconded by Steve McCabe

THAT staff be directed to integrate Drinking Water Source Protection into their day-to-day operations.

CARRIED

b. SVCA Water Resources Committee; Gate Closure – Durham Upper Dam

Jennifer noted that the gates at the Durham Upper Dam (DUD) had been closed due to safety concerns and explained that there had been correspondence received from members of the public requesting that the gates be re-opened. Staff recommend that a Water Resources Committee be created with a premise to identify potential safety risks at SVCA water control infrastructures including the DUD. The first order of business will be to recommend a name for the committee and establish the Terms of Reference. Staff recommend that the gates remain closed until a Public Safety Assessment be completed and if necessary, a Public Safety Plan be instituted.

After further discussion, the following motion carried:

MOTION #G21-20

Moved by Barbara Dobreen

Seconded by Bill Stewart

THAT a SVCA Water Resources Committee be formed:

AND FURTHER THAT the SVCA Chair and four (4) Directors be appointed to this Committee: Dan Gieruszak, Cheryl Grace, Tom Hutchinson, and Christine Robinson.

CARRIED

MOTION #G21-21

Moved by Dan Gieruszak

Seconded by Tom Hutchinson

THAT the Water Resources Committee be directed to make a recommendation pertaining to access to the pedestrian walkway at the Durham Upper Dam;

AND THAT the gates to the pedestrian walkway remain closed until such time as the SVCA Board of Directors decides otherwise;

AND FURTHER THAT the Municipality of West Grey and the public be kept informed of relevant developments.

CARRIED

c. SVCA Permit Application Review Fee – Linear Servicing Projects

This item was moved to the next meeting.

d. Appointment of Auditor

Annual Meeting – January 22, 2021**MOTION #G21-22**

Moved by Mark Davis

Seconded by Bill Stewart

THAT Baker Tilly SGB LLP be confirmed as the auditors to the Authority for the year 2021.

CARRIED

e. Appointment of Solicitor

MOTION #G21-23

Moved by Christine Robinson

Seconded by Mark Davis

THAT Loucks and Loucks, Barristers & Solicitors, and Mathews, Dinsdale & Clark LLP be appointed solicitors to the Authority for the year 2021 for general operations, with the option to engage the services of other solicitors, as necessary.

There being no further business, the meeting adjourned at 4:45 p.m. on motion of Don Murray and Barbara Dobreen.

Maureen Couture
Chair

Janice Hagan
Recording Secretary



Grand River Conservation Authority

Summary of the General Membership *Annual General Meeting* – February 26, 2021

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-02-21-10 - Afforestation Services for Spring 2021
- GM-02-21-16 - Financial Summary
- GM-02-21-15 - Budget 2021
- Report of the Audit Committee
- Financial Statements and Report of the Auditor
- Appointment of Auditors
- Presentation of Budget Estimates for the Current Year
- Provision for Borrowing (Pending Receipt of Municipal Levies)
- GM-02-21-C03 - Grant of Easement - City of Cambridge (Closed agenda)

Information Items

The Board received the following reports as information:

- GM-02-21-13 - Wastewater Optimization Program Update
- GM-02-21-14 - Conservation Services Update
- GM-02-21-19 - Grand River Watershed Flood Warning System
- GM-02-21-18 - Current Watershed Conditions
- GM-02-21-11 - Cash and Investment Status
- GM-02-21-12 - Weighted Voting - 2021 Budget and General Levy

Correspondence

The Board received the following correspondence:

- City of Hamilton re: Bill 229 Amendments Under Schedule 6

Committee Appointments

The Board appointed members and officers to the following committees:

- Audit Committee
- Special Recognition Committee
- Conservation Ontario Council Representatives

For full information, please refer to the [February 26 AGM Agenda Package](#). Complete agenda packages and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following the next meeting of the General Membership scheduled on March 26, 2021.

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'.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
FEBRUARY 23, 2021 AT 7:00 PM
VIA ELECTRONIC MEETING

030

Committee Members Present:

Sherry Burke, Councillor, Chairperson
Jayme Hewson, Public Member
Laurie Doney, Public Member
Marty Young, Lions Member
Ray Tout, Lions Member

Committee Members Absent:

Larissa Lamont, Public Member
Jim Andress, Lions Member

Staff Present:

Matthew Aston, Director of Operations
Mandy Jones, Community Recreation Coordinator

CALLING THE MEETING TO ORDER

Chair Burke called the meeting to order at 7:03 PM.

ADOPTION OF THE AGENDA

RESOLUTION: MFA 2021-005

Moved: Ray Tout

Seconded: Jayme Hewson

THAT the agenda for the February 23, 2021 Township of Wellington North Mount Forest Aquatic Ad-Hoc Advisory Committee meeting be accepted and passed.

CARRIED

DISLCOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING

Committee reviewed the minutes of the January 26, 2021, approved at Council on February 8, 2021.

BUSINESS ARISING

RPL 2021-003 SPONSORSHIP SIGNAGE DESIGN OPTIONS

RESOLUTION: MFA 2021-006

Moved: Laurie Doney

Seconded: Marty Young

THAT the Mount Forest Aquatics Ad-Hoc Advisory Committee receive for information Report RPL 2021-003 being a report on Sponsorship Signage Design Options;

AND FURTHER THAT the Mount Forest Aquatics Ad-Hoc Advisory Committee recommend the Recreation, Parks and Leisure Committee that they recommend that the Council of the Township of Wellington North approve design option 4 for the Splash Pad Sponsorship Signage.
CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
FEBRUARY 23, 2021 AT 7:00 PM
VIA ELECTRONIC MEETING

031

OPTION 4



ITEMS FOR CONSIDERATION

FUNDRAISING PROGRAM – BRAINSTORMING SESSION

The Committee discussed various ideas regarding fundraising:

- Merchandise: towels, sweaters, beer cozies, shot glasses, beer mugs.
 - o Larissa Lamont and Jayme Hewson to champion
 - o Potentially create a logo for use on all marketing material
- 50/50 online draw similar to the Glencoe Fair.
 - o Explore a partnership with the Mount Forest Lions Club
- Memorial Tree Program
 - o Ray Tout and Chair Burke to champion
- Drive Thru Dinner
 - o Explore a partnership with the Mount Forest Lions Club
- Explore the opportunity to work with a professional fundraising firm

Next steps: Staff to support the Committee in submitting an application for the Wellington North Community Grants and Donations Program. Larissa and Jayme will speak with a graphic designer regarding a potential logo for marketing materials. Staff are to send County of Wellington Community Grant information to Committee.

RESOLUTION: MFA 2021-007

Moved: Marty Young

Second: Ray Tout

THAT the Mount Forest Aquatic Ad-Hoc Advisory Committee recommend the Recreation, Parks and Leisure Committee that they recommend to the Council of the Township of Wellington North that staff proceed with a request for proposal for the design of the Mount Forest Outdoor Pool.

CARRIED

032

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
FEBRUARY 23, 2021 AT 7:00 PM
VIA ELECTRONIC MEETING

OTHER BUSINESS

RESOLUTION: MFA 2021-008

Moved: Jayme Hewson

Seconded: Ray Tout

THAT the Mount Forest Aquatics Ad-Hoc Advisory Committee accept the resignation of Jim Andress, Mount Forest Lions Club representative.

CARRIED

ROUNDTABLE DISCUSSION

Matthew Aston: Mount Forest Lions Club Chicken BBQ is approaching on March 23, 2021.

Tickets are \$20.00. Half chicken, two side salads, bun with butter, butterscotch and bottle of water

ADJOURNMENT

RESOLUTION: MFA 2021-009

Moved: Marty Young

Seconded: Laurie Doney

THAT the Mount Forest Aquatics Ad-Hoc Advisory Committee meeting of February 23, 2021 be adjourned at 8:20 PM.

CARRIED

NEXT MEETING

TBD.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
RECREATION, PARKS AND LEISURE COMMITTEE MEETING MINUTES
TUESDAY MARCH 2, 2021 @ 8:30 A.M.
VIA WEB CONFERENCING
<https://youtu.be/GpW3mborQF0>**

Committee Members Present:

- Steve McCabe, Councillor, Chair
- Brian Milne, Deputy Mayor, Township of Southgate
- Dan Yake, Councillor

Staff Members Present:

- Mike Givens, CAO
- Matthew Aston, Director of Operations
- Tom Bowden, Recreation Services Manager
- Mandy Jones, Community Recreation Coordinator
- Tasha Grafos, Administrative Support
- Karren Wallace, Director of Legislative Services

Calling to Order
Chair McCabe called meeting to order at 8:30 a.m.
Adoption of Agenda
RESOLUTION RPL 2021-007 Moved by Member Yake Seconded by Member Milne <i>THAT the agenda for the March 2, 2021 Township of Wellington North Recreation, Parks and Leisure Committee meeting be accepted and passed.</i> <i>CARRIED</i>
Disclosure of Pecuniary Interest
None
Minutes of Previous Meeting – February 2, 2021 (approved by Council on February 8, 2021)
In the minutes of the February 2, 2021 meeting, staff were directed to bring a report to the March 2, 2021 Recreation, Parks and Leisure Committee on the operational costs and maintenance required for a clay infield baseball diamond. The staff report was not included on the agenda, as staff required another month to research and discuss plans with the Donald Family. This report will be included on the April 6, 2021 Recreation, Parks and Leisure Committee Agenda.
Business Arising From Minutes
RESOLUTION RPL 2021-008 Moved by Member Milne Seconded by Member Yake

THAT the Recreation, Parks and Leisure Committee recommend the Council of the Township of Wellington North approve Design #3 from Park N Play.

CARRIED

Staff shared the revised colour scheme with the President of the Arthur OptiMrs Club. Overall, the response they received from club members regarding the colours was positive.

The Community Recreation Coordinator, President of the OptiMrs Club and Stephen Van Meer of Park N Play met on site Friday, February 26, 2021. During this site visit, Stephen noted that the playground area is approximately two feet below grade, contributing to drainage issues.

The OptiMrs Club is exploring the possibility of adding an accessible ramp to their pavilion. However, this may not be necessary once the playground is installed and the site is rehabilitated.

Park N Play are currently projecting that the project will be completed at the end of May 2021, provided there are no interruptions caused by weather and provincial regulations.

Arthur Arena Floor (Verbal Update)

The Director of Operations has contacted various engineering firms for support on the upgrades of the Arthur Arena Floor. The initial plan was for an engineering firm to submit a design and hire contractors to complete the project. Unfortunately, there has not been any interest from engineering firms to complete this project. As a result, staff have connected with a local contractor and requested a quote for the completion of the project. As time is of the essence, staff explained that this quote, if within budget, will be sent directly to Council for consideration. The name of the local contractor was not disclosed to Committee.

The Recreation Services Manager has had discussions with the Arthur Minor Lacrosse Association to ensure they are aware of the project and to make provisions for their needs.

Deputation

None.

Ad Hoc Committee Updates

Mount Forest Aquatics Ad-Hoc Advisory Committee Meeting Minutes

RESOLUTION RPL 2021-009

Moved by Member Yake

Seconded by Member Milne

THAT the Recreation, Parks and Leisure Committee recommend to the Council of the Township of Wellington North that the minutes of February 23, 2021 Mount Forest Aquatics Ad-Hoc Advisory Committee be approved.

AND FURTHER THAT the Recreation, Parks and Leisure Committee recommend the Council of the Township of Wellington North approve design option 4 for the Splash Pad Sponsorship Signage.

AND FURTHER THAT the Recreation, Parks and Leisure Committee recommend to the Council of the Township of Wellington North that staff proceed with a request for proposal for the design of the Mount Forest Outdoor Pool.

CARRIED

Reports

RESOLUTION RPL 2021-010

Moved by Member Milne

Seconded by Member Yake

THAT the Recreation, Parks and Leisure Committee receive for information Report RPL 2021-004 being a report on the 2020 year in review.

CARRIED

2. PerfectMind Recreation Software Demonstration

The Community Recreation Coordinator and Administrative Assistant provided a demonstration on the PerfectMind booking and registration software, from a customer and staff perspective.

March 1, 2021 was the official “Go Live” date for the Recreation booking and registration software. As of this date, staff no longer use CLASS to view facility bookings, review contracts and view monthly calendar events. Township customers can now check facility availability, request to book a space, register for a program, view their families schedule of activities, and pay invoices online. Marketing of the platform will begin in two weeks’ time. This soft launch will provide the recreation team with additional time to work in the “live” environment, and address any anomalies, before it is widely promoted.

New Business/Roundtable

Draft Mount Forest Agricultural Society Agreement

The draft agreement was recently shared with members of the Mount Forest Agricultural Society.

As written, the new Agreement would end on August 17, 2024, aligning with the Mount Forest Victory Church Agreement. Following the end of the first term, the

agreement would be renewed for an additional four years, ending on December 31, 2028.

The Agreement provides additional clarification regarding the responsibilities of the Township and the Society and further outlines the ownership of certain buildings and structures.

Parking remains a concern for both the Township and the Society. Committee expressed optimism that the parking challenges can be resolved through this agreement.

The Society will be invited to the April 6, 2021 Recreation, Parks and Leisure Committee meeting to discuss the agreement.

Adjournment

RESOLUTION RPL 2021-011

Moved by Member Yake

Seconded Member Milne

THAT the Township of Wellington North Recreation, Parks and Leisure Committee meeting of March 2, 2021 be adjourned at 9:32 a.m.

CARRIED

Next meeting will be April 6, 2021 at 8:30 a.m.



Staff Report

To: Mayor and Members of Council Meeting of March 8, 2021
From: Tammy Pringle, Development Clerk
Subject: DC2021-005, Consent Application B4-21 Anthony & Kayla Morton

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2021-005 being a report on Consent Application (Severance) B4-21 known as Part Lots 5 & 6, Wm Colcleugh's Survey in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B4-21 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 \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication fee be \$1,000/lot or part lot created, in 2020; (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990;

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 PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located in the North West quadrant of the Town of Mount Forest and is geographically known as 115 Colcleugh Avenue.

Proposed severance is 16m fr x 51.5m = 822.8 square metres, vacant land for proposed urban residential use.

Retained parcel is 27.4m fr x 51.6m = 1413.4 square metres, existing and proposed urban residential use with existing house.

FINANCIAL CONSIDERATIONS

The municipality will realize \$1,130.00 in clearance fees.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch No. 8919 MORTON prepared Greg Ford at Wilson-Ford Surveying & Engineering, dated February 3, 2021.
- APPENDIX B:
 - Meagan Ferris, Senior Planner & Asavari Jadhav, Junior Planner
Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

Yes
 No
 N/A

Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

SEVERANCE SKETCH

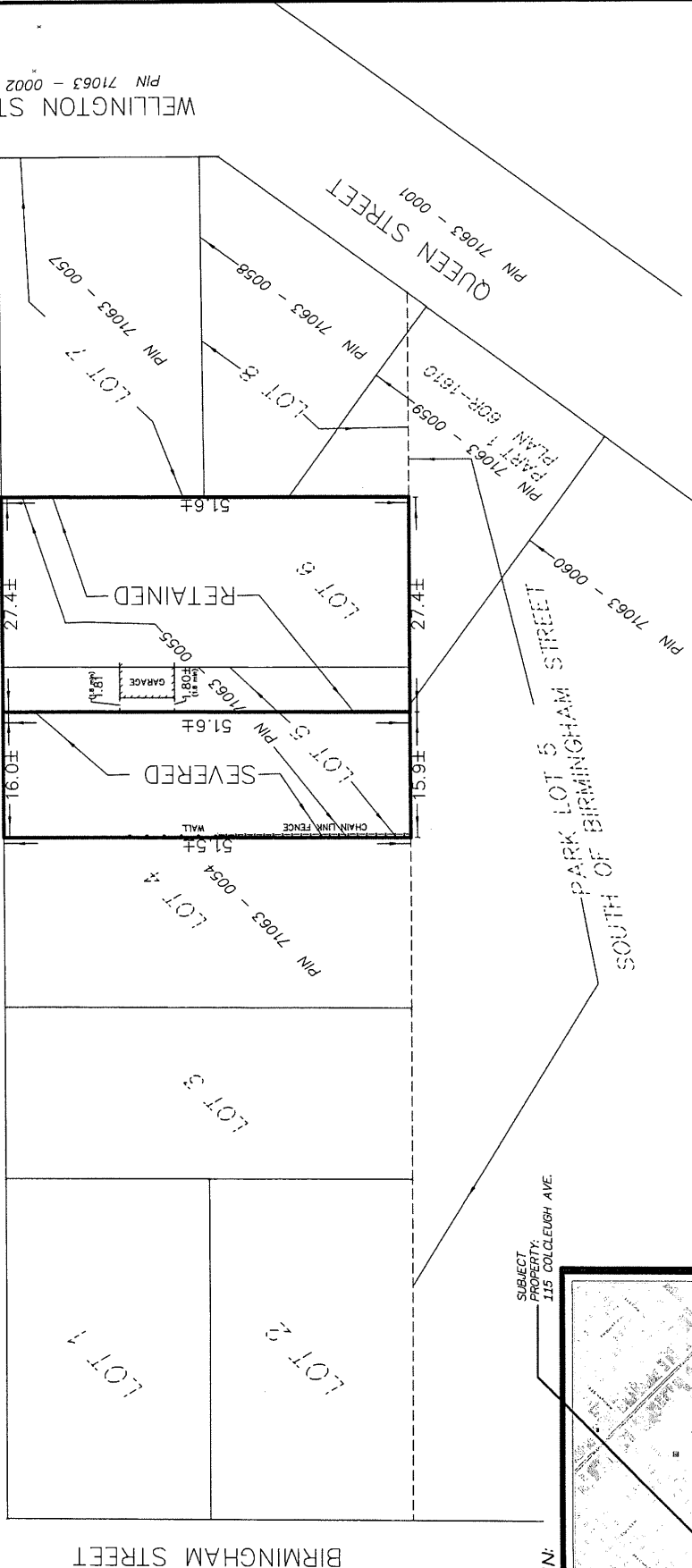
(TOWN OF MOUNT FOREST)
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON
 WILSON-FORD

Scale 1 : 500



COLCLEUGH AVENUE

PIN 71063 - 0086



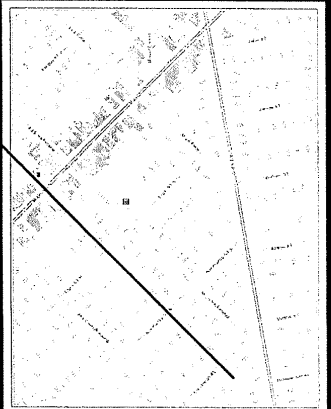
BIRMINGHAM STREET

WELLINGTON STREET
 PIN 71063 - 0002

QUEEN STREET
 PIN 71063 - 0001

SUBJECT PROPERTY:
 115 COLCLEUGH AVE.

KEY PLAN:



CAUTION: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.
 © WILSON FORD SURVEYING & ENGINEERING 2021
 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

NOTES:
 1. DIMENSIONS SHOWN HEREON REPRESENT A COMPLETION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.
 2. LOTS 1-8 REFLECT WILSON FORD SURVEYING & ENGINEERING'S SURVEY.
 3. CURRENT ZONING IS R1B RESIDENTIAL.
 4. AREA FOR SEVERED PARCEL WILL BE 1413.4± SQm
 5. TOTAL AREA IS 2256.2± SQm

THIS SKETCH WAS PREPARED FOR KAYLA AND ANTHONY MORTON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 AMENDED 5 FEBRUARY, 2021
 GREG FORD, P. Eng (CIVIL)
 ONTARIO LAND SURVEYOR

WILSON - FORD
 Surveyors & Engineers
 120 KING ST. E., Box 294
 MOUNT FOREST ON, N0G 2L0
 PHONE (519) 323-2451
 PROJECT No.: 8919 MORTON



Application	B4/21
Location	Part Lot 5 & 6, Wm Colcleugh's Survey TOWNSHIP OF WELLINGTON NORTH (MOUNT FOREST)
Applicant/Owner	Anthony & Kayla Morton

PRELIMINARY PLANNING OPINION: This application would sever an 822.8 m² (8 856.5 ft²) lot in the Urban Centre of Mount Forest and retain a 1413.4m² (15 213.7 ft²) lot that contains an existing dwelling.

This application is consistent with Provincial Policy and conforms to the Official Plan. We have no concerns provided the following matters are addresses as conditions of approval:

- a) That driveway access can be provided to the severed lands to the satisfaction of the of the local municipality; and
- b) That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality.

A PLACE TO GROW: The subject property is located within Urban Centre of Mount Forest. Section 2.2.1.2 a) states the vast majority of growth will be directed to settlement areas that i) have a delineated built up boundary; ii) have existing or planned municipal water and wastewater systems; and iii) can support the achievement of complete communities. The subject lands are located within the built boundary.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is located within the Urban Centre of Mount Forest. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as RESIDENTIAL and located within the Urban Centre of Mount Forest according to Schedule A6-1 of the Official Plan. Section 7.5.1 states, "Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities, commercial, industrial and institutional uses..."

Within the Residential designation, a variety of housing types are permitted; however, low rise and low density housing forms shall continue to dominate.

Section 10.6.2 states that new lots may be created in Urban Centers provided that the land will be appropriately zoned. The proposed severed lands are zoned Low Density Residential (R1B) Zone.

The matters under section 10.1.3 were also considered including item b) "that all lots can be adequately serviced with water, sewage disposal...". item d) "that all lots have safe driveway access to an all-season maintained public road..." and item l) "that the prosed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses".

LOCAL ZONING BY-LAW: The subject property is currently zoned Low Density Residential (R1B) Zone. Within the R1B Zone, one single detached residential dwelling is permitted. The severed and retained lands meet both the minimum lot area and lot frontage requirements. The attached garage on the retained lands also meets the minimum interior side yard setback of 1.2 metres.

WELL HEAD PROTECTION AREA: The subject property is located within Well Head Protection Area B with a Vulnerability Score of 8.

SITE VISIT INFORMATION: The subject property was not visited at the time of this report preparation.

Asavari Jadhav
Junior Planner

Meagan Ferris, RPP MCIP
Senior Planner



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: February 25, 2021
TO: Mayor and Council
 Township of Wellington North
FROM: Matthieu Daoust, Planner
 County of Wellington
SUBJECT: **Owner: H. Bye Construction Ltd. & R. H. Bye**
Property: Wellington North Pt Park Lot; 4 RP 61R11573 Part 1, Township of Wellington North (Mount Forest)
Part Lot Control Exemption Application

The purpose of this proposed part lot control exemption is to allow for the division and conveyance of 4 townhouse units on separate lots. The 4 townhouses are currently under construction.

A draft reference plan (attached as Schedule 1 to this report) has been submitted showing the divided townhouse units (Parts 1, 2, 3 and 4). The applicant will need to finalize and deposit the reference plan prior to final approval being granted by the County.

The subject land is designated Residential in the Official Plan and is zoned Medium Density Residential (R2). The division of land is consistent with Provincial Policy and would conform to the applicable policies of the County Official Plan. The property was subject to a consent in 2010 that described the intent that the property would be divided in the future for townhouses.

The lot areas and lot frontages for the 4 divided townhouse units are in compliance with the zoning by-law requirements for street townhouses.

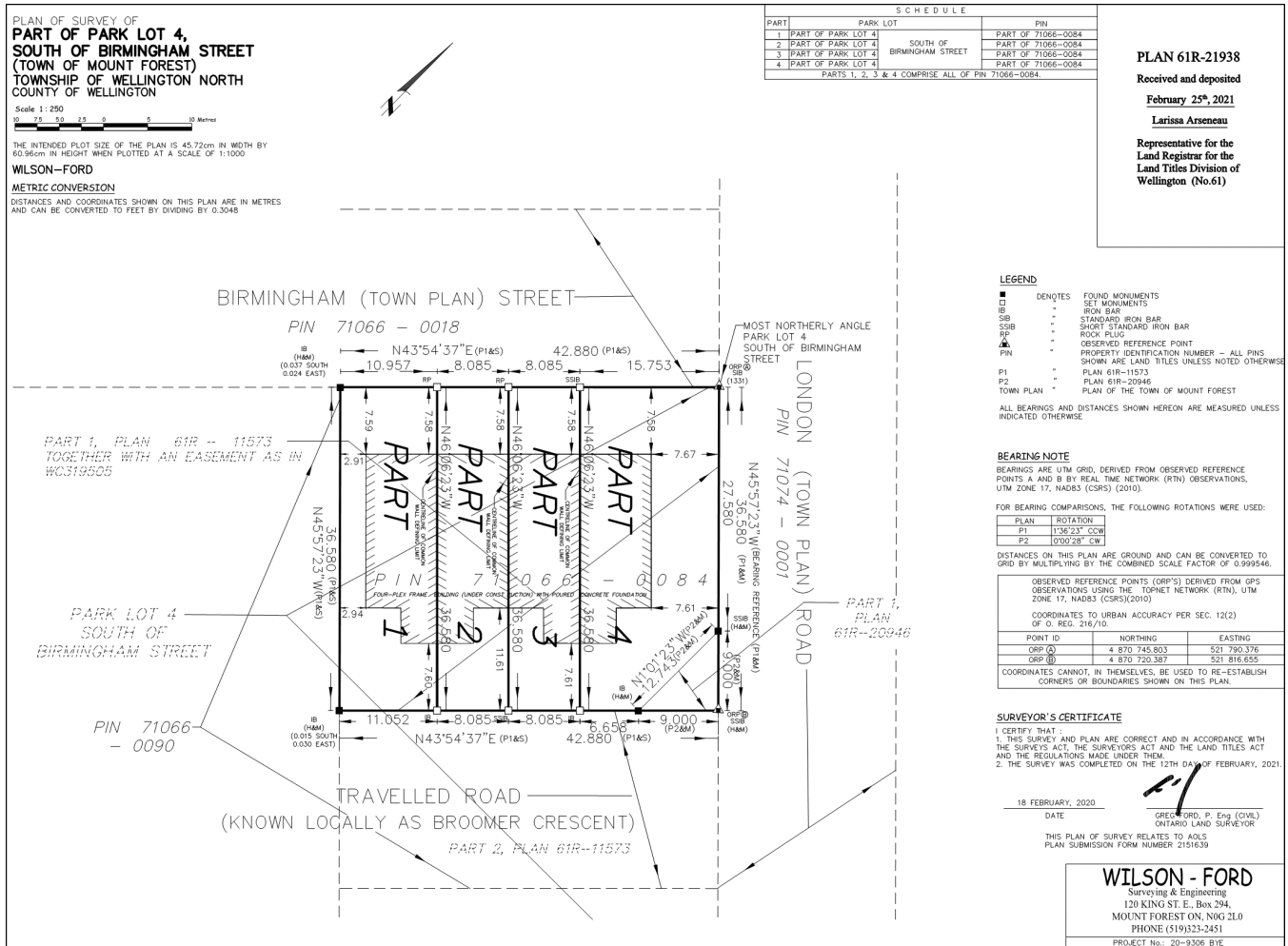
The full description of the parcel and corresponding by-law is listed on the agenda for Council's consideration. Once the By-law is approved by Council it will be forwarded to the County for registration.

Respectfully submitted
 County of Wellington Planning and Development Department

A handwritten signature in black ink that reads "Matthieu Daoust".

Matthieu Daoust, MCIP, RPP
 Planner

Schedule 1: Draft Reference Plan





**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

DATE: March 1, 2021
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Linda Redmond, Manager of Planning & Environment
 County of Wellington
SUBJECT: **Harvey & Kathryn Martin**
8330 Line 8, Kenilworth
Zoning By-law Amendment (ZBA 2021-01)

Please find attached an amending by-law for the above property to permit a vehicle inspection station on the subject lands as accessory only to the existing liquid waste management operation. The By-law permits the inspection station for the sole purpose of inspecting/safety/repairing the vehicles that are used for the agri business.

At the Council meeting of February 22, 2021, the applicant was advised to provide details of the vehicles that would be worked on. Attached to this report is a list of the vehicles that are associated with the existing liquid waste management operation (Agri Services Ltd.) as well as the following statement regarding the use of the business.

The exact uses of the property are... for cash cropping and running the Saugeen Agri Service Ltd. business. This business does custom liquid hauling and land application, as well as transfers for a variety of facilities.

The proposed use that relates to the vehicle inspection is... for enabling in house mechanics with a 'T310 truck and coach license to safety the company's equipment. This provides the essential MTO yellow safety stickers to enable the company to operate economically for all customers.

Who will be utilizing this or who it will operate? The company is currently restricted to work efficiently because the trucks have to be removed from service and sent a distance for safeties. It is the intent that Saugeen Agri Service Ltd. will mostly be servicing Saugeen Agri Service Ltd. equipment and will only accept an odd tractor trailer from time to time.

To clarify: the inspection facility will only primarily be used for Saugeen Agri Ltd. business equipment. (Saugeen Agri Service Ltd. does not intent to create a separate business as a truck inspection station to service other owners / businesses / general public).

The amending by-law is attached for Councils consideration. I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted

A handwritten signature in cursive script, appearing to read 'LRedmond'.

Linda Redmond
 Manager of Planning & Environment

List of vehicles associated with the Agri business provided by the landowner.

Please see the following requested details:

Quantity and types of vehicles

Saugeen Agri Service Fleet: Trucks

- 04: 2012 Kenworth T800
- 05: 2007 Peterbilt 378
- 69: 2014 Kenworth T800
- 70: 2014 Kenworth T800
- 71: 2014 W900B Kenworth
- 74: 2015 Kenworth T800

Saugeen Agri Service Fleet: Trailers

- 10: 1999 Mond 950
- 12: 2007 Robica 57,000L
- 13: 2002 Remtec 57,000L
- 46: 2003 Remtec 57,000L
- 72: 2003 Remtec 457
- 73: 2003 Advance TRA
- 07: 24 ft Float
- 15: Cargo Trailer
- 77: 2000 Load King

Saugeen Agri Service Fleet: Pick up trucks

- 29: F150 Ford 2006
- 30: F150 Ford 2013
- 34: Ford 350
- 33: Ford 550 Service Truck

**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 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" Map 1 to By-law 66-01 is amended by changing the zoning on lands described Part Lot 7, Concession 9, with a civic address of 8330 Line 8, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Agricultural Exception (A-xxx)**.
2. THAT Section 33, Exception Zone Rural, is amended by the inclusion of the following new exception:

33.92 Part Lot 7, Conc 9	A-92	<ol style="list-style-type: none"> 1) Notwithstanding any other section of the by-law to the contrary, the lands zoned A-92 may also be permitted a motor vehicle inspection station as accessory to the existing liquid waste management operation, subject to the following regulations: <ol style="list-style-type: none"> a) The motor vehicle inspection station is accessory to the waste management operation and can only be utilized to inspect/safety/repair vehicles associated with the aforementioned agri business. b) The inspection station will be located in the existing 772 m² (8,307 ft²) building. c) No inspections/safety/repairs are permitted to the general public.
---------------------------------------	-------------	--

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 come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2021

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2021

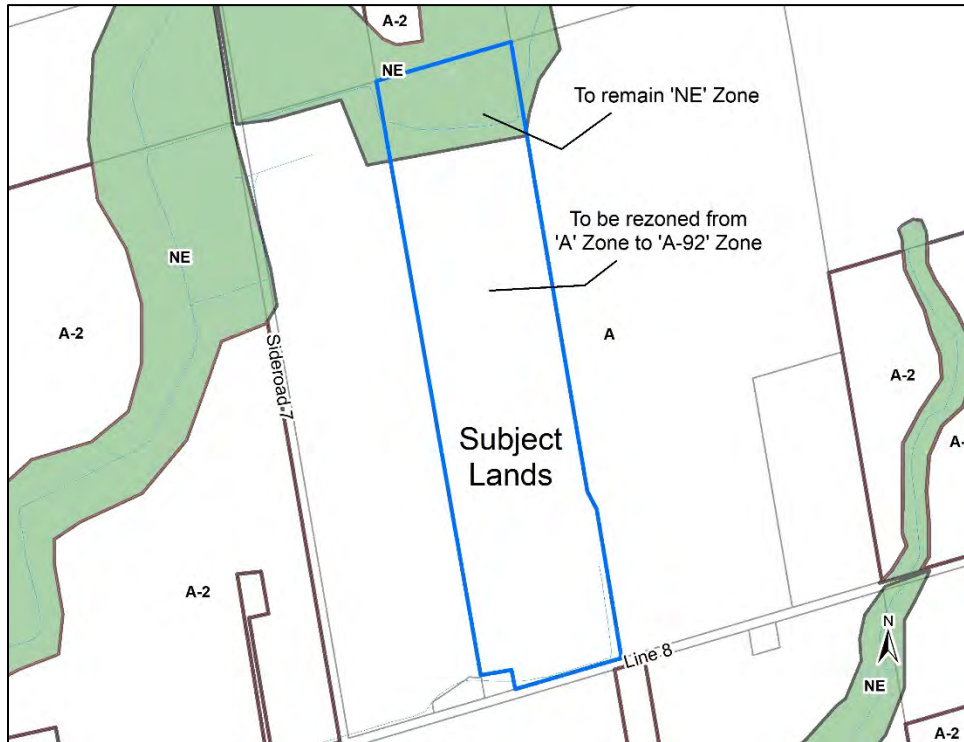
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Passed this ___ day of _____ 2021.

_____.

MAYOR

_____.

CLERK

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

THE LOCATION being rezoned is Part Lot 7, Concession 9, RP 83439102, with a civic address of 8330 Line 8, Kenilworth. The property is 39.7 ha (98.1 ac) in size and is currently zoned Agriculture.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a vehicle inspection station as accessory to the existing liquid waste management facility on the subject property.



WELLINGTON NORTH
SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of March 8, 2021

From: Tammy Pringle, Development Clerk

Subject: **DC 2021-006, 2574574 ONTARIO INC.
DEVELOPMENT AGREEMENT, WELLINGTON ST E TOWNHOUSES,
MOUNT FOREST**

RECOMMENDATION

THAT Council of the Township of Wellington North hereby receive Report DC 2021-006 being a report on 2574574 Ontario Inc., Development Agreement – Wellington Street East, Mount Forest;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to enter into a Development Agreement with 2574574 Ontario Inc.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

- By-Law 085-20 Zoning Amendment passed October 13, 2020.
- DC 2020-018 Re: Consent Application B46-20 dated August 10, 2020. Resolution 2020-243
- DC 2020-019 Re: Consent Application B47-20 dated August 10, 2020. Resolution 2020-243
- DC 2020-020 Re: Consent Application B48-20 dated August 10, 2020. Resolution 2020-243
- DC 2020-031 Re: Consent Application B79-20 dated November 9, 2020. Resolution 2020-342
- DC 2020-032 Re: Consent Application B80-20 dated November 9, 2020. Resolution 2020-342
- DC 2020-033 Re: Consent Application B81-20 dated November 9, 2020. Resolution 2020-342
- DC 2020-037 Re: Consent Application B94-20 dated December 14, 2020. Resolution 2020-372
- DC 2020-038 Re: Consent Application B95-20 dated December 14, 2020. Resolution 2020-372
- DC 2020-039 Re: Consent Application B96-20 dated December 14, 2020. Resolution 2020-372

BACKGROUND

Subject Lands

The property is located in the Town of Mount Forest. The subject lands are in the North East quadrant of the town on the North & South sides of Wellington Street East, West of London Road South. The land holding on the North side of Wellington Street East is approximately 4,386 square meters and 5,306 square meters on the South side. It is legally known as:

PKLT 3 S/S BIRMINGHAM ST PL TOWN OF MOUNT FOREST MOUNT FOREST;
WELLINGTON NORTH.

PIN: 71066-0029 (LT), LRO 61

and

PART PARK LOT 3 S/S WELLINGTON ST. PLAN TOWN OF MOUNT FOREST, MOUNT FOREST AS IN RON 72223 (SECONDLY); WELLINGTON NORTH
PIN: 71060-0339 (LT), LRO 61

The Proposal

The Owner has applied for Development Plan Approval from the Township to build the following:

QTY	DESCRIPTION	LOCATION
1	Single Detached	North Side of Wellington St. E.
1	6 Unit Street Townhouse	North Side of Wellington St. E.
1	4 Unit Street Townhouse	North Side of Wellington St. E.
5	Single Detached Homes	South Side of Wellington St. E.
2	4 Unit Street Townhouses	South Side of Wellington St. E.

This project will include connection to existing services in Wellington Street, stormwater management and lot grading and construction of a sidewalk.

Existing Policy Framework

The subject lands are designated R2 Medium Density Residential & R3 High Density Residential, in the Township of Wellington North Zoning By-Law 66-01 with a Residential designation in the County of Wellington Official Plan.

COMMENTS AND ANALYSIS

The applicant has satisfied staff that this proposed development will be constructed in a manner that is consistent with municipal standards and best practices. A copy of the agreement, in draft form, is with the by-law in this agenda.

COMMUNICATION PLAN

The executed development agreement will be forwarded to the Township's solicitor for registration.

FINANCIAL CONSIDERATIONS

This proposal has no financial impact on the municipality as the Owner will provide securities and deposits to ensure all of the Works will be completed.

ATTACHMENTS

- A. Location Map
- B. Severance Sketch B46-20, B47-20 & B48-20
- C. Severance Sketch B79-20, B80-20, B81-20, B94-20, B95-20 & B96-20

Development Agreement: with by-law in this agenda

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

- Yes No N/A

Which priority does this report support?

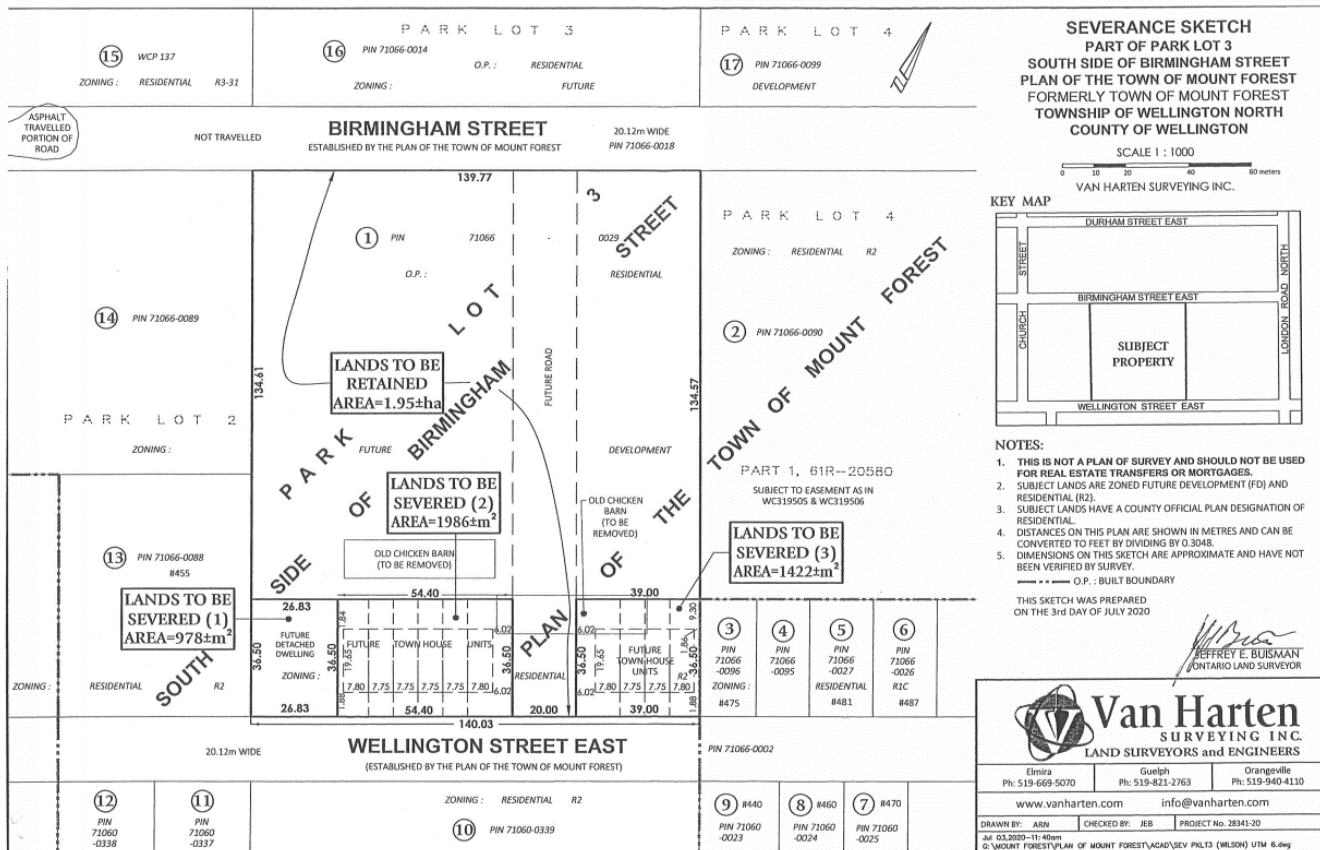
- Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

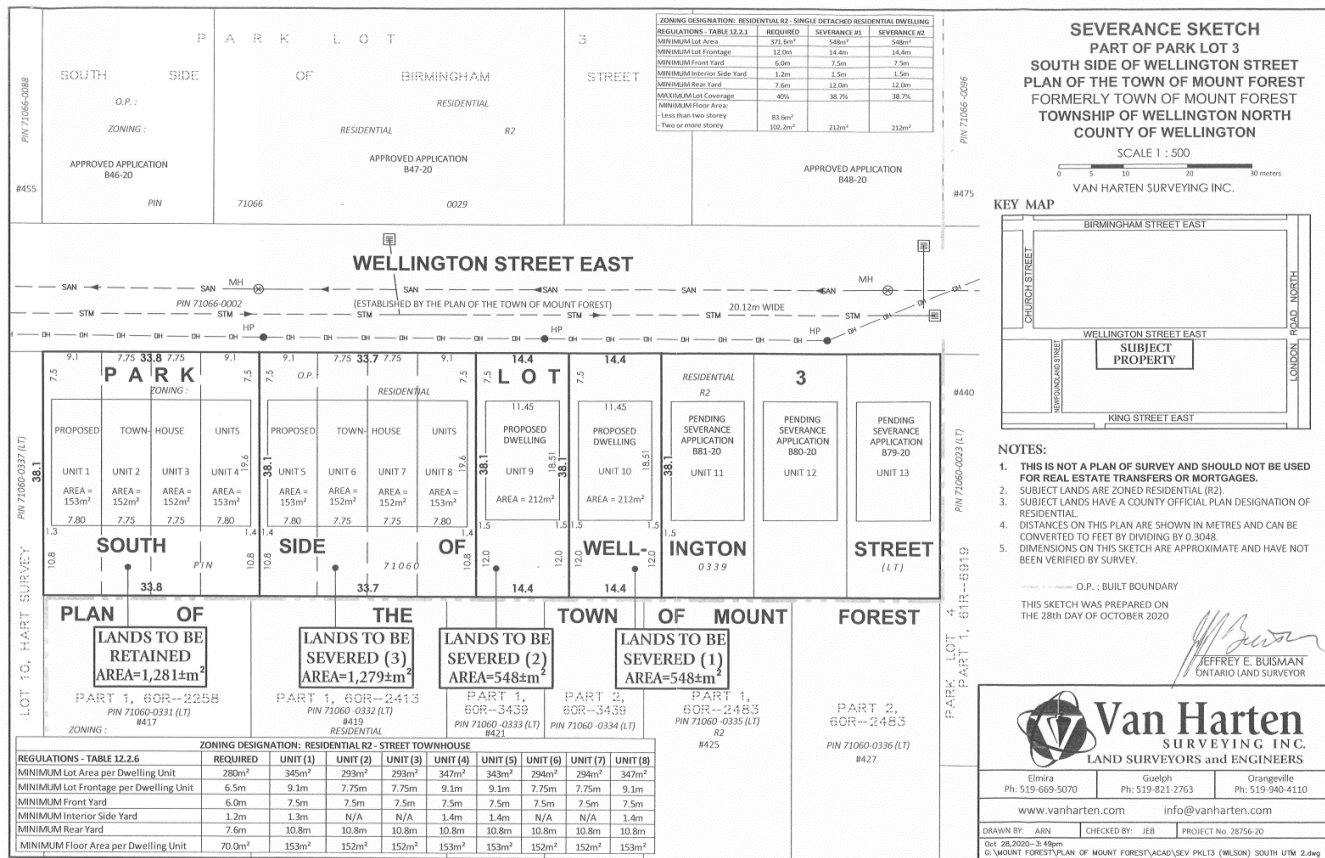
SCHEDULE A – Location Map



SCHEDULE B – Severance Sketch B46-20, B47-20 & B48-20



SCHEDULE C - Severance Sketch B79-20, B80-20, B81-20, B94-20, B95-20 & B96-20





WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of March 8th, 2021

From: Dale Small,
Economic Development Officer

Subject: EDO 2021-008 Wellington North Farmers Market 2021 Season

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive the Economic Development Officer Wellington North Farmers Market (WNFM) report EDO 2021-008;

AND FURTHER THAT Council approve the WNFM Roles and Responsibilities Agreement with the Victory Church and Community Centre;

AND FURTHER THAT Council direct staff to prepare the necessary temporary road closure permit application for each Saturday from June 19th to Sept. 25th, from 8:30am to noon, for the portion of 320 King St. E at the Fairgrounds entrance in Mount Forest.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

EDO 2016-007 dated February 17th, 2016
EDO 2018-019 dated May 7th, 2018

EDO 2017-011 dated March 27th, 2017
EDO 2020-003 dated February 24th, 2020

BACKGROUND

Since 2014 the WNFM has proven to be a very popular attraction and has grown to become one of the best Farmers Markets in the area. Pre-Covid the Market had also become a common weekly meeting spot for many of our residents and we are hopeful that in 2021 this may once again take place. In a large part the success of our Market is due to the contribution of Harry Engel, who has been our Market Manager since the beginning.



Up until 2020 the market was held on Friday afternoons and we would have upwards to nine vendors and 200 visitors each week. Last year, with the support of Market Manager Harry and our vendors we moved the day of the market to Saturday mornings. The location of the market also slightly changed from the corner of King and Egremont to the parking lot at the Victory Community Centre. Without a doubt the move to Saturday's proved to be very popular and 2020 was our most successful year ever. The number of full-time vendors increased from seven to thirteen and the number of daily visitors almost doubled.

The purpose of the Farmers' Market is to market local farm and agriculture products and to improve production of, stimulate public interest in, and increase consumption of local products. It is also the intent of the market to be community oriented – be dynamic, friendly and reflect our community's personality. A Farmers Market is only as successful as our vendors and we have amazing vendors that came every Saturday with tremendous produce and products. The Wellington North Farmers' Market is strict with our rules & regulations and all vendors must complete an application and sign that they have read and will abide by the rules and regulations of the Wellington North Farmers' Market. Food and produce vendors are also subject to a Public Health application process and possible inspection.

Five local sponsors also support the Farmers' Market including, Forest Physiotherapy, 88.7 The River, MARCC Apparel, Taste Real and the Victory Church who act as the primary sponsor and contribute volunteer hours and venue amenities. We are also a member of Farmers' Market Ontario (FMO) and Pastor Harry, our Market Manager, has completed the required training and has obtained his Market Manager certification from FMO.

In 2021 our Market will be entering its eighth season and will once again operate on Saturday mornings. Location is the same as last year which is the parking lot at the Victory Community Centre. The market will open from 8:30am until noon from Saturday June 19th to Saturday Sept. 25th. While it is too early to tell what the Public Health requirements will be this year the Wellington North Farmers market will abide by all Public Health protocols in place at that time.

We expect most of last years vendors to return in 2021 and registrations details and other information as it relates to the Farmers Market can be found at <https://www.simplyexplore.ca/farmers-market.html> or by going to our Facebook page [@wellingtonnorthfarmersmarket](https://www.facebook.com/wellingtonnorthfarmersmarket)

FINANCIAL CONSIDERATIONS

Our Market Manager position is a volunteer position, and most of our market expenses are related to advertising and promotion as well as signage, sanitizer etc. for COVID-19. These expenses are mostly offset by the vendor fees that are collected each year.

In 2021 \$1,000 in expense was also budgeted in the Economic Development Office budget to cover other miscellaneous expenses and we also applied for and received a \$1,000 grant from Wellington County.

For 2021 the vendor fees, including HST, has been set as follows:

- \$200.00 for a fulltime vendor for the full season
- \$ 20.00 per day for vendors who participate on a day-by-day basis

ATTACHMENTS

Attachment A Press Release Wellington North Farmers' Market Celebrates its Eighth Season, Opening Day on Saturday June 19th @ 8:30am

Attachment B Farmers Market Roles and Responsibilities agreement with the Victory Church and Community Centre

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

- Yes No N/A

Which priority does this report support?

- Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Dale Small, Economic Development Officer	<i>Dale Small</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

ATTACHMENT A



For Immediate Release
 March 8th, 2021

**Wellington North Farmers' Market Celebrates its Eighth Season,
 Opening Day on Saturday June 19th @ 8:30am**

Already established as one of the best Farmers Markets in Wellington County the Wellington North Farmers Market is making plans to open for its eighth season on Saturday June 19th.

There are so many reasons why buying local makes sense. There is also significant peace of mind in knowing where our food comes from, ask questions, and enjoy the experience at the Wellington North Farmers' Market! The Farmers' Market provides a real connection between farmer and consumer. This year the market will once again be held on Saturday mornings in the parking lot at the Victory Community Centre in Mount Forest and will run from 8:30am until noon.

All Public Health protocols required at that time will be followed including the use of handwashing and sanitizing stations and the public will be asked to please consider wearing a mask. Vendors will be properly distanced and entry and exit signage will be well marked and enforced.

"A Farmers' Market is a good opportunity for the community to connect. It allows us to buy from and support our local farmers and producers, thus contributing to our local economy," said Harry Engel Market Manager for the Wellington North Farmers Market. "We are pleased to give our residents and visitors the opportunity to experience agriculture close up."

The Wellington North Farmers' Market is once again being brought to you by the collaboration and support of participating vendors, the Township of Wellington North, Mount Forest Victory Church, MARCC Apparel, Forest Physiotherapy, and Taste Real : Wellington County. A special thank you also goes out to Pastor Harry Engel of the Victory Community Church who for the eighth year is continuing on in his role of Market Manager.

It is expected that most of last years vendors will be returning in 2021. Anyone looking for registration details or other information are asked to contact Dale Small at the Township of Wellington North or go to <https://www.simplyexplore.ca/farmers-market.html> or Facebook [@wellingtonnorthfarmersmarket](https://www.facebook.com/wellingtonnorthfarmersmarket)

For more information:

Dale Small, Economic Development Officer Township of Wellington North
 519-838-3620 Ext 4234 | dsmall@wellington-north.com | www.simplyexplore.ca

ATTACHMENT B

Each year we outline the roles and responsibilities between the Wellington North Farmers Market and the Victory Church and Community Centre and the following reflects this agreement for 2021:

TOWNSHIP OF WELLINGTON NORTH FARMERS' MARKET ROLES AND RESPONSIBILITIES AGREEMENT WITH THE VICTORY CHURCH AND COMMUNITY CENTRE

This document shall serve as an agreement between the two above noted parties in coordination with the Wellington North Farmers' Market

The market will be located in the parking lot at the Victory Community Centre 320 King Street East in Mount Forest and will run each Saturday morning from 8:30am till noon, from June 19th to September 25th, 2021

The Township of Wellington North Agrees to:

- Plan all aspects that pertain to the Wellington North Farmers' Market and act as the governing body, working in conjunction with the organizing committee and community
- Implement and regulate vendor agreements and allow vendors to access municipal hydro as needed,
- Process vendor fees and perform all financial management & reporting for the Market,
- Carry liability insurance, specific to Local Community Insurance Services Facility Users and Events,
- Ensure Municipal Road closure is prepared and approved for Market dates,
- Provide backup support to the Market Manager in the event of vacation or other absence,
- Position the Victory Church and Community Centre as the official Sponsor and include logo in all outgoing communication pieces.

The Victory Church and Community Centre Agrees to:

- Act as the Wellington North Farmers' Market official Sponsor in exchange for:
 - Indoor access for use of water and washroom facilities for vendors and patrons
 - Use of indoor venue for vendors and patrons when inclement weather is incurred
 - Act as the market manager - to assist with erecting and dissembling signage on market days and to be a go-to source for vendors and the public.
 - Help to promote the market and recruit new vendors,
 - Participate in Wellington County Farmers Market/Market Manager meetings & discussions,
 - Collect vendor fees from day-to-day vendors,
 - Provide programming to the market as agreed upon: I.E., provide music, set-up cafe, etc.
 - Provide information on your organization to patrons only upon request, or in a controlled setting, I.E., an information kiosk or booth
- Provide proof of liability insurance

Dated this 8th day of March 2021.

2/26/21

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
76849	1542441 Ontario Inc.	2/18/21	\$2,631.03
76850	Arthur Foodland	2/18/21	\$54.90
76851	Bell Mobility	2/18/21	\$937.78
76852	Cedar Creek Tools	2/18/21	\$11.30
76853	Chalmers Fuels Inc	2/18/21	\$766.69
76854	Horrigan Overhead Doors 2019	2/18/21	\$248.60
76855	JBF Controls Ltd	2/18/21	\$2,034.00
76856	Robert McArthur & Aletha McArt	2/18/21	\$479.11
76857	Riverside Equipment	2/18/21	\$712.15
76858	Suncor Energy Inc.	2/18/21	\$4,314.51
76859	Telizon Inc.	2/18/21	\$778.00
76860	The Booster Magazine	2/18/21	\$395.50
76861	The Ontario Aggregate Resource	2/18/21	\$5,508.03
76862	Raymond Tout	2/18/21	\$282.30
76863	Waste Management	2/18/21	\$1,096.67
76864	Wellington Advertiser	2/18/21	\$1,020.39
EFT0001614	Arthur Home Hardware Building	2/18/21	\$70.77
EFT0001615	B & I Complete Truck Centre	2/18/21	\$1,629.87
EFT0001616	Bailey Repair Services	2/18/21	\$23.21
EFT0001617	CARQUEST Arthur Inc.	2/18/21	\$289.37
EFT0001618	Cedar Signs	2/18/21	\$220.30
EFT0001619	Excel Business Systems	2/18/21	\$226.88
EFT0001620	HETEK Solutions Inc.	2/18/21	\$523.08
EFT0001621	Hurononia Welding	2/18/21	\$247.00
EFT0001622	Ideal Supply Inc.	2/18/21	\$285.73
EFT0001623	Maple Lane Farm Service Inc.	2/18/21	\$13.56
EFT0001624	Mississauga Bus Coach & Truck R	2/18/21	\$1,001.54
EFT0001625	North Wellington Co-op Service	2/18/21	\$27.77
EFT0001626	PACKET WORKS	2/18/21	\$169.50
EFT0001627	Pryde Truck Service Ltd.	2/18/21	\$3,534.59
EFT0001628	Reeves Construction Ltd	2/18/21	\$2,075.11
EFT0001629	Saugeen Community Radio Inc.	2/18/21	\$809.08
EFT0001630	Teviotdale Truck Service & Rep	2/18/21	\$1,257.33
EFT0001631	Town of Minto	2/18/21	\$50,000.00
EFT0001632	Viking Cives Ltd	2/18/21	\$613.77
EFT0001633	Wellington North Machine	2/18/21	\$3,483.95
76865	Arthurs Fuel	2/25/21	\$1,893.36
76866	City of Guelph	2/25/21	\$500.00
76867	Hydro One Networks Inc.	2/25/21	\$819.01
76868	Jim's Auto Service	2/25/21	\$350.62
76869	KLAAS SWAVING LTD.	2/25/21	\$429.40
76870	Jim Martin	2/25/21	\$100.00
76871		2/25/21	\$495.00
76872	Michelin North America (Canada	2/25/21	\$1,015.33
76873	Ashley Noble	2/25/21	\$4,000.00
76874	Ont Mun Human Resources Assoc	2/25/21	\$192.10
76875	Orkin Canada Corporation	2/25/21	\$50.85
76876	Owen Sound Highway Maintenance	2/25/21	\$20,911.23

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
76877	Premier Equipment Ltd.	2/25/21	\$325.59
76878	Suncor Energy Inc.	2/25/21	\$11,600.16
76879	Turriss Sites Development Corp.	2/25/21	\$66.09
76880	Enbridge Gas Inc.	2/25/21	\$3,353.54
76881	Wightman Telecom Ltd.	2/25/21	\$633.00
76882	Young's Home Hardware Bldg Cen	2/25/21	\$278.80
EFT0001634	B M Ross and Associates	2/25/21	\$30,441.52
EFT0001635	CARQUEST Arthur Inc.	2/25/21	\$105.81
EFT0001636	County of Wellington	2/25/21	\$875.00
EFT0001637	Dewar Services	2/25/21	\$701.05
EFT0001638	Frey Communications	2/25/21	\$96.04
EFT0001639	Hort Manufacturing (1986) Ltd.	2/25/21	\$8.34
EFT0001640	Ideal Supply Inc.	2/25/21	\$70.04
EFT0001641	J J McLellan & Son	2/25/21	\$406.27
EFT0001642	KORE Mechanical Inc.	2/25/21	\$985.04
EFT0001643	M & L Supply, Fire & Safety	2/25/21	\$651.52
EFT0001644	Maple Lane Farm Service Inc.	2/25/21	\$101.64
EFT0001645	Marcc Apparel Company	2/25/21	\$941.65
EFT0001646	Mt Forest Business Improvement	2/25/21	\$2,550.82
EFT0001647	Mike Lucas	2/25/21	\$79.10
EFT0001648	North Wellington Co-op Service	2/25/21	\$644.70
EFT0001649	Resurfice Corporation	2/25/21	\$205.10
EFT0001650	Rural Routes Pest Control Inc.	2/25/21	\$84.75
EFT0001651	SGS Canada Inc.	2/25/21	\$2,498.43
EFT0001652	T&T Power Group	2/25/21	\$232.20
EFT0001653	Teviotdale Truck Service & Rep	2/25/21	\$980.38
EFT0001654	Triton Engineering Services	2/25/21	\$24,897.90
EFT0001655	Peavey Industries LP	2/25/21	\$169.85
EFT0001656	Wellington Construction Contra	2/25/21	\$853,512.07
EFT0001657	Wellington North Power	2/25/21	\$47,693.87
EFT0001658	Work Equipment Ltd.	2/25/21	\$579.53
	Total Amount of Cheques:		\$1,104,300.07



WELLINGTON NORTH
SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of March 8, 2021
From: Adam McNabb, Director of Finance
Subject: TR2021-006 AMP Update Contract Award

RECOMMENDATION

THAT the Council of the Township of Wellington North receive Report TR 2021-006 being a report on the contract award for an update to the Township's Asset Management Plan;

AND FURTHER THAT Council award the contract for an update to the Township's Asset Management Plan at a cost of \$61,953 plus applicable taxes to SLBC Inc.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

TR 2020-09 – FCM MAMP funding application and Township Asset Management initiatives

BACKGROUND

The Township's current Asset Management Plan relies on 2013 data and was prepared in 2014 by Public Sector Digest.

A Township Strategic Asset Management Policy was approved by Council at the meeting of June 24, 2019, and the asset management roadmap was presented at the Council meeting of July 22, 2019 – the presentation detailed the results of the consultants findings of the roadmap exercise, and suggested activities to be completed by the township to 1) be compliant with the requirements established via O. Reg. 588/17, and 2) advance the maturity of the Township's Asset management practices to enable the Township to take ownership of its Asset Management Plan, and enhance its ability to make data-supported capital acquisition decisions.

The Township continues to participate in County-lead asset management discussions, and while it is appreciated that there are synergies that can be gleaned by working in a group atmosphere, each of the member municipalities is currently operating with differing levels of asset management maturity, and internal processes. That said, it is important that the Township of Wellington North to continue to forge ahead with its asset management roadmap activities to ensure compliance with O. Reg. 588/17.

On September 30, 2020, the Township had applied for the 2nd intake of Municipal Asset Management Plan funding through FCM to continue a subset of works identified in the Township's asset management roadmap and ensure compliance with O. Reg 588/17 while

minimizing pressure on the tax base. To ensure compliance by the July 1, 2021 timeline imposed by senior levels of government, the Township had issued an RFQ seeking consulting support to complete the following tasks which are aligned with our roadmap and FCM application for funding:

- Update to our Asset Management Plan
- Condition assessment & data collection (GIS)
- Training, organizational development and knowledge transfer, and
- Establishment of AM readiness & risk management frameworks for the Township.

FINANCIAL CONSIDERATIONS

A budget of \$65,000 inclusive of net tax was established as part of the 2021 capital budget for this initiative. There were four submissions to the Township's RFQ for consultation works, all of which were submitted by qualified proponents. An internal review of the submissions was completed and scored in accordance with the RFQ.

Based on the results of the submission review and scoring, staff is recommending that the Township of Wellington North award the contract for an update to the Township's Asset Management Plan and associated works at a cost of \$61,195 plus applicable taxes to SLBC Inc.

Submission Details:

<u>Submission By:</u>	<u>Approved Budget</u>	<u>Submisison Amount</u>	<u>Proponet Rank</u>
SLBC Inc.	\$ 63,875.79	\$ 61,953.00	1
Green PI Inc.	\$ 63,875.79	\$ 79,920.00	4
The Public Sector Digest Inc.	\$ 63,875.79	\$ 65,275.00	3
GM BluePlan Engineering	\$ 63,875.79	\$ 63,310.00	2

ATTACHMENTS

NA

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

Yes
 No
 N/A

Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By: Adam McNabb, Director of Finance

Adam McNabb

Recommended By: Michael Givens, CAO

Michael Givens

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-7000



234-2021-813

February 17, 2021

Dear Head of Council,

RE: Consulting on growing the size of the Greenbelt

I am writing today to announce that my ministry is launching a consultation on **growing the size of the Greenbelt**.

The government has been clear that we are protecting the Greenbelt for future generations. We are committed to growing the Greenbelt and will not consider any proposals to remove any lands or changes to the existing Greenbelt Plan policies.

The Ministry of Municipal Affairs and Housing is seeking feedback on ways to grow the size and further enhance the quality of the Greenbelt, with a priority of:

- i. A study area of lands focused on the Paris Galt Moraine, which is home to critical groundwater resources.
- ii. Ideas for adding, expanding and further protecting Urban River Valleys.

The maps available for this consultation are for discussion purposes only and do not represent a proposed boundary.

For more information on this consultation, please visit <https://ero.ontario.ca/notice/019-3136> where you will find information about growing the Greenbelt:

- Proposed principles for growing the Greenbelt
- Discussion questions for consideration
- Context map of the Paris Galt Moraine area

The consultation is open for 61 days and ends on April 19th, 2021.

I look forward to receiving your input on this proposal. If you have any questions about the consultation, please contact the ministry at greenbeltconsultation@ontario.ca.

Sincerely,

A handwritten signature in blue ink that reads 'Steve Clark'.

Steve Clark
Minister

c: Planning Head and/or Clerks



Wellington North Power Inc. 065

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0

Phone: 519.323.1710 Fax: 519.323.2425

www.wellingtonnorthpower.com

E-mail: customerservice@wellingtonnorthpower.com

ESA # 7012854

Quarterly Newsletter of Wellington North Power Inc.

Quarter 4: October 1st to December 31st 2020

A quarterly update for Municipal Councillors and Shareholders summarizing Wellington North Power Inc.'s initiatives and performance.

Message from the CEO / President

Thank you for taking the time to read this 4th quarter 2020 edition of the Wellington North Power Quarterly Newsletter.

2020 has been a challenging year for many families and businesses. I am pleased that WNP was able to provide support to our residential and business customers through various provincially offered financial assistance programs like LEAP, OESP and CEAP. WNP remained available to take telephone calls, answer emails, respond to emergencies, maintain the system and complete important capital programs. We put numerous measures in place to maintain a safe working environment which included screening, social distancing, regular sanitizing and barriers to meet public health requirements. I look forward to a future when we can meet together again.

In addition to "business as usual", WNP filed its Cost of Service with the electricity regulator, the Ontario Energy Board (OEB) at the end of October. We continue to work our way through the process with a settlement conference scheduled in March.

I would also like to mention that we will be having our AGM in May, details to follow next quarter.

Jim Klujber – CEO/President, Wellington North Power Inc.

1. Our Commitment

As your local electricity distribution company, we take pride in providing safe, reliable electricity distribution to consumers in the urban areas of Arthur, Holstein and Mount Forest.

Our Mission Statement is: *"Wellington North Power Inc. (WNP) shall provide its customers with the most cost effective delivery of electricity safely, reliably and efficiently. This will be done while providing superior customer service and promoting customer education and green initiatives within its service area."*

Our strategic objectives are to:

- Manage a safe and reliable distribution system in an efficient and cost effective manner.
- Provide outstanding customer service.
- Continue to increase shareholder value.
- Meet all regulatory obligations.

2. 2020 Priorities

- Maintain day-to-day activities: System reliability, safety and customer service;
- Promote Health & Safety to protect staff and the general public;
- Complete capital projects adhering to safety regulations with no reported injuries;
- Work with and support stakeholders with encouraging economic growth in our communities;
- Control and manage operating expenses and capital expenditures;
- Comply with the Ministry of Energy and the energy regulator rules and codes; and
- Keep abreast of activities and speculation in the energy sector.

3. Updates

Business

- In order to protect its customers and employees, Wellington North Power closed its doors to the general public in December. Customers can contact us by calling or email the office. Various methods of payment are available including a drop box or on-line through the bank or by credit card.
- Year-end income was below expectations due to reduced revenue and increased operating expenses as a result of the pandemic. The final auditors report will be available in May.

Government:

- October 1st 2020: Mandate to Chair of OEB Board of Directors
The Minister of Energy, Northern Development & Mines issued a mandate letter to the newly appointed Chair of OEB Board of Directors, Richard Dicerni, sharing a vision of a modernized OEB:
 - Trust of the regulated community, the public it serves and is accountable.
 - Focus on enhancing public trust, promoting transparency and accountability in decision making, reducing regulatory burden and delivering value for money for the people of Ontario
 - Maintaining the integrity of the independent adjudicative process.
- November 5th 2020: Tabled 2020 Provincial Budget “Ontario’s Action Plan: Protect. Support. Recover”
 - Starting January 1, 2021, renewable generation contractual costs (wind, solar and bioenergy) will be funded by the Province, not ratepayers.
 - Removing these costs from electricity bills will result in reduced electricity bills (medium-size and larger industrial and commercial customers saving about 14% and 16% respectively).
- November 11th 2020: Amendment to O.Reg 275/04 on Bill Presentment
 - Amendments require LDCs to display approved message on the bills issued to eligible customers no later than January 1, 2021.
 - That the on-bill message reference “Total Ontario Support”.
 - WNP implemented the necessary changes in November and appeared on December 2020’s bills.

- December 17th 2020: Reduction of Ont. Electricity Rebate, starting January 1, 2021
 - As the Government funds a portion of Global Adjustment (GA) costs associated with non-hydro renewable energy contracts from January 1st 2021 which will reduce GA for all consumers, the Ontario Electricity Rebate (OER) will reduce to ensure the average residential bill is held flat in Jan-2021 compared to Nov-2020.
- December 21st 2020: Recovery of Global Adjustment Costs, starting January 1, 2021
 - Begin recovery of Global Adjustment (GA) costs that were deferred for non-RPP Class A and B consumers from April to June 2020 as part of the government's response to the COVID-19 pandemic.
- December 22nd 2020: Customers to be Charged Off-Peak Rate Starting January 1, 2021
 - To support people as they stay home during the province-wide shutdown, electricity prices will be held at the off-peak rate of 8.5 ¢/kWh for all TOU and Tiered customers on a temporary basis starting Jan 1, 2021.
- December 22nd 2020: Amendments to the COVID-19 Energy Assistance Program (CEAP)
 - Amendments to the CEAP in January 2021 to reduce the eligibility criteria and increase one-time credit payments to \$750 for Residential (was \$115) and \$1,500 for Small Business (was \$450).

Ontario Energy Board (OEB)

- The OEB published the 2020 winter rates for Residential and Small Business customers. Time-of-Use rates are: On-Peak 21.7 ¢/kWh, Mid-Peak 15.0 ¢/kWh and Off-Peak 10.5 ¢/kWh. Tiered prices are 12.6 ¢/kWh and 14.6 ¢/kWh
- October 30th 2020: OEB's CEO "OEB Modernization" letter to gas & electricity distributors
Newly appointed CEO of OEB, Susanna Zagar, issued a letter to utilities providing an update on 3 initiatives:
 - Conduct a financial review of OEB operations to ensure expenditures are appropriate relative to OEB priorities and that the regulator is delivering value for money for the people of Ontario.
 - Decided to close the Corporate Governance Guidance for OEB Rate-Regulated Utilities initiative and will not proceed with the associated reporting and record keeping requirements originally proposed. Regulated utilities may refer to the best practices laid out in the Final Report should they choose to do so.
 - Will lay the foundation for a robust program of engagement by initiating a survey of our stakeholders.
- December 15th 2020: OEB sets new 2021 Regulated Price Plan prices:
 - OEB sets new prices for Time-of-Use and Tiered customers to reflect reduced electricity costs with removal of renewable generation contractual costs.
 - New rates effective January 1st 2021; however superseded by Government's temporary rate.

As illustrated above, the Government has implemented new financial programs to assist residential and business customers affected by the COVID pandemic. And, there has been several changes to electricity commodity prices during 2020. WNP has managed to promote and deliver these programs to our customers as well as test and implement all necessary price changes on-time.

4. Scorecard

Wellington North Power Inc. uses a Scorecard as an indicator to measure and monitor monthly performance in the four core areas of:

- a) Financial control - income, revenue and operating expenses;
- b) Reliability and safety - planned and unplanned power outages and events;
- c) Customer Service - telephone answer rate, scheduling of work, new connection rate, billing accuracy;

Below is a summary of the key elements of the Scorecard as at (year-to-date):

Indicator	Measure	Variance (YTD Target)	Notes (Summary of variance: Year-to-Date versus 2020 Plan).
Financial Value	Net Income	-16%	Preliminary year-end income is 16% below budget due to lower revenue.
	Revenue	-3%	Preliminary year-end revenue is 3% below budget – predominately due to: a) Industrial & Commercial customers shut-down in April due to COVID-19 and
	Expenses	-1%	Preliminary year-end operating expenses slightly below budget.
Reliability	Power Outages due to WNP	94%	No major outages caused by WNP in 2020. Q3 and Q4 had planned outages for work crews to work safely resulting in WNP exceeding the maximum target of 0.22. Actual was .42.
Service Quality	Customer Services indices	98%	WNP is performing ahead for each of the measured service indices in 2020. Services indices targets are set by the energy regulator. (E.g. calls answered, appointments scheduled and completed.)

Legend	Green	On plan / ahead of target
	Amber	Slightly behind plan – to monitor closely
	Red	Behind plan – remedial action required

Note: The “Financial Value” amounts shown are unaudited numbers.

5. Major Projects for 2020

Project	Scope
Pole Line Projects	Wellington North Power plans to complete a number of smaller pole replacement projects.
System Access Projects	WNP will continue to work on a number of smaller projects that will facilitate the connection of new customers.
General Plant	Network and IT Upgrades including improvements for cybersecurity.
General Plant	Replacement of bucket truck (the order was placed in 4 th Quarter 2019).

6. Outlook

- a) A number of capital projects have been completed in Arthur and Mount Forest. All planned capital work has been completed.
- b) WNP will also continue to promote the COVID-19 Emergency Assistance Programs to our residential and small business customers to provide financial help if they have been affected by the pandemic.
- c) WNP filed its Cost of Service for May 2021 rates at the end of October. This application includes:
 - o A distribution system plan incorporating
 - An Asset Condition Assessment of major equipment such as pole and transformers.
 - A detailed capital program for the 5-year period 2021-2025.
 - Results from the residential and business customer surveys.
 - o A proposed operating budget for 2021.
 - o A forecast of energy usage and customer numbers for 2021.
 - o Audited financial statements for 2017, 2018 and 2019.

A settlement conference with the intervenors and the Ontario Energy Board is scheduled for early March.

- d) The utility's financial system software and telephone software were updated in Q4.
- e) WNP's website was updated in December to meet the necessary requirements of the Accessibility for Ontarians with Disabilities Act (AODA). In addition, the website was updated to make it easier for viewers to navigate as well as provide a more secure-way for WNP to receive on-line forms from customers.

Should you have any questions or feedback or require further information, please contact Jim Klujber (CEO/President) jklujber@wellingtonnorthpower.com or telephone 519-323-1710.

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

BY-LAW NUMBER 023-21

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL H. BYE CONSTRUCTION LTD.**

WHEREAS:

- A. Subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 (the Act) provides that council may by by-law provide that Subsection (5) does not apply to such land within a registered plan of subdivision as designated by the by-law.
- B. Subsection (7.1) provides that a by-law passed under Subsection (7) does not take effect until it has been approved by the approval authority for purposes of Sections 51 and 51.1 of the Act.
- C. The County of Wellington is the approval authority for the purposes of such sections.
- D. A by-law passed under Subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law.

***NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH enacts as follows:***

- 1. Subsection 50(5) of the Planning Act shall not apply to the following lands during the time that this by-law is in effect:

Lots 1, 2, 3, 4 on Reference Plan 61R-21938 Township of Wellington
North, County of Wellington PIN is 71066-0084
- 2. This by-law shall become effective upon the endorsement by The Corporation of the County of Wellington of its said approval of the by-law.

3. This by-law shall expire upon the expiration of three years following the date of its passage by council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8TH DAY OF MARCH 2021**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 025-21

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A 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" Map 1 to By-law 66-01 is amended by changing the zoning on lands described Part Lot 7, Concession 9, with a civic address of 8330 Line 8, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Agricultural Exception (A-xxx)**.
2. THAT Section 33, Exception Zone Rural, is amended by the inclusion of the following new exception:

33.92 Part Lot 7, Conc 9	A-92	<ol style="list-style-type: none"> 1) Notwithstanding any other section of the by-law to the contrary, the lands zoned A-92 may also be permitted a motor vehicle inspection station as accessory to the existing liquid waste management operation, subject to the following regulations: <ol style="list-style-type: none"> a) The motor vehicle inspection station is accessory to the waste management operation and can only be utilized to inspect/safety/repair vehicles associated with the aforementioned agri business. b) The inspection station will be located in the existing 772 m² (8,307 ft²) building. c) No inspections/safety/repairs are permitted to the general public.
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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 come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 8TH DAY OF FEBRUARY 2021.

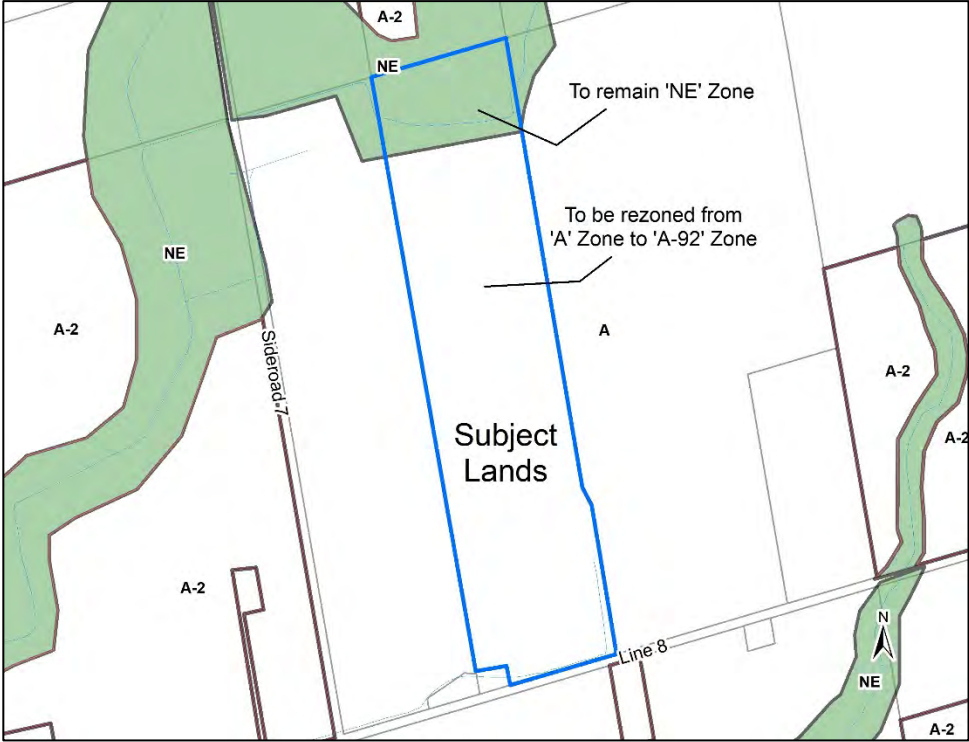
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 025-21

Schedule "A"



Passed this 8th day of March 2021.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 025-21

THE LOCATION being rezoned is Part Lot 7, Concession 9, RP 83439102, with a civic address of 8330 Line 8, Kenilworth. The property is 39.7 ha (98.1 ac) in size and is currently zoned Agriculture.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a vehicle inspection station as accessory to the existing liquid waste management facility on the subject property.

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

BY-LAW NUMBER 026-21

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A
DEVELOPMENT AGREEMENT PARK LOT 3 S/S BIRMINGHAM ST
PL TOWN OF MOUNT FOREST; WELLINGTON NORTH. PIN:
71066-0029 (LT), LRO 61**

and

**PART PARK LOT 3 S/S WELLINGTON ST. PLAN TOWN OF MOUNT
FOREST, AS IN RON 72223 WELLINGTON NORTH PIN: 71060-0339
(LT), LRO 61**

WHEREAS 2574574 ONTARIO INC. is the owner of the subject lands.

AND WHEREAS the Owners have applied to the County of Wellington Planning and Land Division Committee (herein called the Committee) for consents to sever lands pursuant to Section 53 of the Planning Act into residential lots for immediate development (herein called the Development Lands) pursuant to Consent Applications B46-20, B47-20, B48-20, B79-20, B80-20, B81-20, B94-20, B95-20 and B96-20.

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

1. The Mayor and the Clerk are authorized and directed to execute a Development Agreement with the Owners in the form, or substantially the same form as advised by the municipal solicitor attached as Schedule A.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8TH DAY OF MARCH, 2021**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

DEVELOPMENT AGREEMENT

THIS AGREEMENT made as of the _____ day of _____, 2021.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “Township”)

- and -

2574574 ONTARIO INC.

(the “Owner”)

WHEREAS:

- A. The Owner is the owner of the lands described in Schedule “A” (the “lands”);
- B. The Township is the owner of Wellington Street East, Mount Forest, the streets upon which the lands front described in Schedule “B” (the “Township Street”);
- C. The County of Wellington Planning and Land Division Committee has approved the severance of the lands to permit the construction of six (6) single family detached dwellings and eighteen (18) townhouse units (the “Development Lands”) subject to the conditions of approval as listed in Schedule “C” (the “Consent Approvals”);
- D. The Consent Approvals require the Owner to enter into an agreement with the Township for the provision of municipal services and the development of the Development Lands (this “Agreement”)

NOW THEREFORE in consideration of the terms and premises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the parties agree as follows:

1. **Building Permits.** In consideration of the Township issuing a building permit to the owner, the Owner covenants and agrees not to apply for an occupancy permit for the Development Lands until all of the requirements under paragraphs 2, 3, 6 and 8 of this Agreement have been carried out to the satisfaction of the Township.
2. **Construction of the Works.** The Owner covenants and agrees to construct and improve that portion of the Township Streets including the installation of water service, sanitary sewer, storm sewer, hard surface roadway treatment, curbs, gutter, sidewalk and other municipal services pursuant to the plans described in Schedule “D” (the “Works”), in accordance with the engineer’s drawings and to the standard and satisfaction of the Township.
3. The Owner agrees to pay the entire estimated costs of the Works described in Schedule “E” (the “Estimated Costs of the Works”). The Owner shall pay 100% of the Estimated Cost of Works as detailed in Schedule “E” Notwithstanding the Estimated Costs of the

Works, the Owner agrees to pay for the entire actual costs even if such costs are greater than the estimate.

4. The Owner covenants and agrees to register easements in gross favour of the Township for storm drainage including catch basins, storm drains and storm ditches to the satisfaction of the Township.
5. **Obligation to Grade and Maintain Grading on the Development Lands.** The Owner shall submit an engineer's design for the grading of the Development Lands to the satisfaction of and for the approval by the Township in its absolute discretion (the "Approved Grading Plans").
6. The Owner shall construct the development and grade the Development Lands pursuant to the Approved Grading Plans. The Owner and each subsequent owner shall not block, impede, obstruct, or prevent the flow of surface water as provided for in the Approved Grading Plans by the construction, erection or placement thereon of any damming device, building, structure or other means. The Owner and all subsequent owners of the lands shall maintain the grading of each lot of the Development Lands in accordance with the Approved Grading Plans. The Township may direct the Owner or subsequent owner to remedy any default in compliance with this paragraph failing which the Township may remedy such default at the Owner or subsequent owner's expense, the cost of which may be added to the tax roll and collected in the same manner as taxes.
7. **Engineering Inspection.** During construction and installation of the Works, the Owner shall have onsite engineering inspection in place to the satisfaction of the Township to ensure compliance with the required and approved engineer's plans.
8. **Security.** Prior to the commencement of construction of the Works and obligations required under this Agreement, the Owner shall file with and deliver to the Township either a banker's draft made payable to the Township or an irrevocable Letter of Credit from a Canadian chartered bank satisfactory to the Township, to guarantee all the provisions of this Agreement pertaining to the Works (the "Security Deposit"). The Security Deposit shall be equivalent to:
 - (i) 100% of the Estimated Costs of the Works that are to be completed on lands not owned by the Owner;
 - (ii) 50% of the Estimated Costs of the Works that are to be completed on the Development Lands.
9. The Security Deposit shall be kept in full force and effect until such time as the Owner's engineer confirms and the Township accepts that:
 - (i) the Owner has constructed the Work and all remedial work and deficiencies have been corrected as described in paragraph 11 below;
 - (ii) the Owner has completed the grading as described in paragraph 6 above; and
 - (iii) the Owner has performed all of its obligations under this Agreement.

Notwithstanding compliance with the foregoing, the Owner acknowledges that the Township will retain not less than a 10% holdback on the total costs of the Works until the expiry of the Maintenance Period as defined in paragraph 10 and subject to paragraph 11.

10. **Maintenance Period.** Subject to paragraph 11 below, the Owner guarantees the performance of the Works for a period of one (1) year after the completion of the Works (the "Maintenance Period").
11. Upon expiry of the Maintenance Period, the Owner's engineer shall provide a letter to the Township confirming all of the deficiencies have been corrected. Such letter will act as notice for a request to the Township engineer to conduct a maintenance clearance inspection, such inspection shall be conducted within twenty (20) days after receipt of the notice.
12. **As-Built Drawings.** Within six (6) months from the completion of the Works and the Approved Grading Plans, the Owner shall file with the Township, completed as-built engineer's drawings satisfactory to the Township.
13. **The Township's Professional Fees and Disbursements.** The Owner shall reimburse the Township for all of its engineering and legal expenses including professional fees and disbursements in connection with the development and implementation of this Agreement and further the Owner shall pay the sum of FIVE THOUSAND DOLLARS (\$5,000.00) to the Township on or before the signing of this Agreement as a deposit toward such professional fees and disbursements. At the time that the deposit has been depleted below the sum of FIVE HUNDRED DOLLARS (\$500.00) the Owner shall pay another deposit in the same or lesser amount as determined by the Township, and if necessary thereafter such further deposits shall be made until the depletion of the amount of any deposit on hand below the sum of \$500.00 until the requirements under paragraphs 2 – 11 have been completed. Without limiting the foregoing, the Owner shall reimburse the Township for all of the Township's own third party review costs relating to approvals required from the Township under this Agreement.
14. **Local Services.** The Owner acknowledges and agrees that the requirement to construct the services and facilities under this Agreement is pursuant to the Condition of Approval under Section 53 of the Planning Act and these are local services pursuant to subsection 59 (2) of the Development Charges Act, 1997 installed by or paid for by the Owner.
15. **Development Charges Credits.** The Owner hereby releases and forever discharges the Township from any and all claims relating to payments under this Agreement, for credits against Development Charges payable under any by-law of the Township passed under the Development Charges Act, 1997 with respect to the development of the Development Lands.
16. **MECP Approvals.** The Owner shall ensure that all necessary permits or certificates from the Ministry of the Environment, Conservation and Parks have been obtained at its sole cost with respect to the Works and obligations required under this Agreement prior to the commencement of any of the Works and obligations requiring such permit or certificate.

17. **Insurance.** The Owner shall obtain an insurance policy insuring against all damages or claims for damage satisfactory to the Township. Such policy or policies shall be issued in the joint names of the Owner, the Township and the Township's consulting engineer and the form and content shall be subject to the approval of the Township. The minimum limits of such policy shall be \$5,000,000.00 all inclusive, but the Township shall have the right to set higher amounts. The policy shall be in effect for the period during which the Township holds the Security Deposit. 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.
18. **Registration of Agreement.** This Agreement shall be registered against the lands prior to the issuance by the Township of a clearance letter to the Wellington County Land Division Committee of the severance conditions for the Consent Approval.
19. **Construction Act.** The Owner covenants and agrees that it will hold back in its payments to any contractor or supplier to the Works, such amounts as may be required under the provisions of the *Construction Act*. The Owner agrees to indemnify and save harmless the Township from and against all claims, demands, actions, causes of action and costs resulting from any construction being performed by the Owner, its agents and assigns pursuant to the requirements of this Agreement. On demand by the Township, the Owner will take such steps as may be necessary to immediately discharge all liens registered upon Township Streets or any Township lands failing which the Township may take any steps necessary to discharge same and the Owner shall be liable for all costs on a full indemnity basis.
20. **Waiver.** The failure of the Township at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation be taken or be held to be a waiver of the performance of the same or any other obligation at any later time. The Township shall specifically retain its rights at law to enforce this Agreement.
21. **No Challenge to Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the party's right to enter into and enforce this Agreement. The law of contract applies to the Agreement and the parties are entitled to all remedies arising from it.
22. **Enforcement.** The Owner acknowledges that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this Agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
23. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owners and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

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IN WITNESS WHEREOF this Agreement has been signed by the parties on the date first mentioned above.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

ANDREW LENNOX - Mayor

KARREN WALLACE - Clerk
We have authority to bind the corporation.

2574574 ONTARIO INC.

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

DEVELOPER'S MAILING ADDRESS:

569 Perth St., PO Box 7

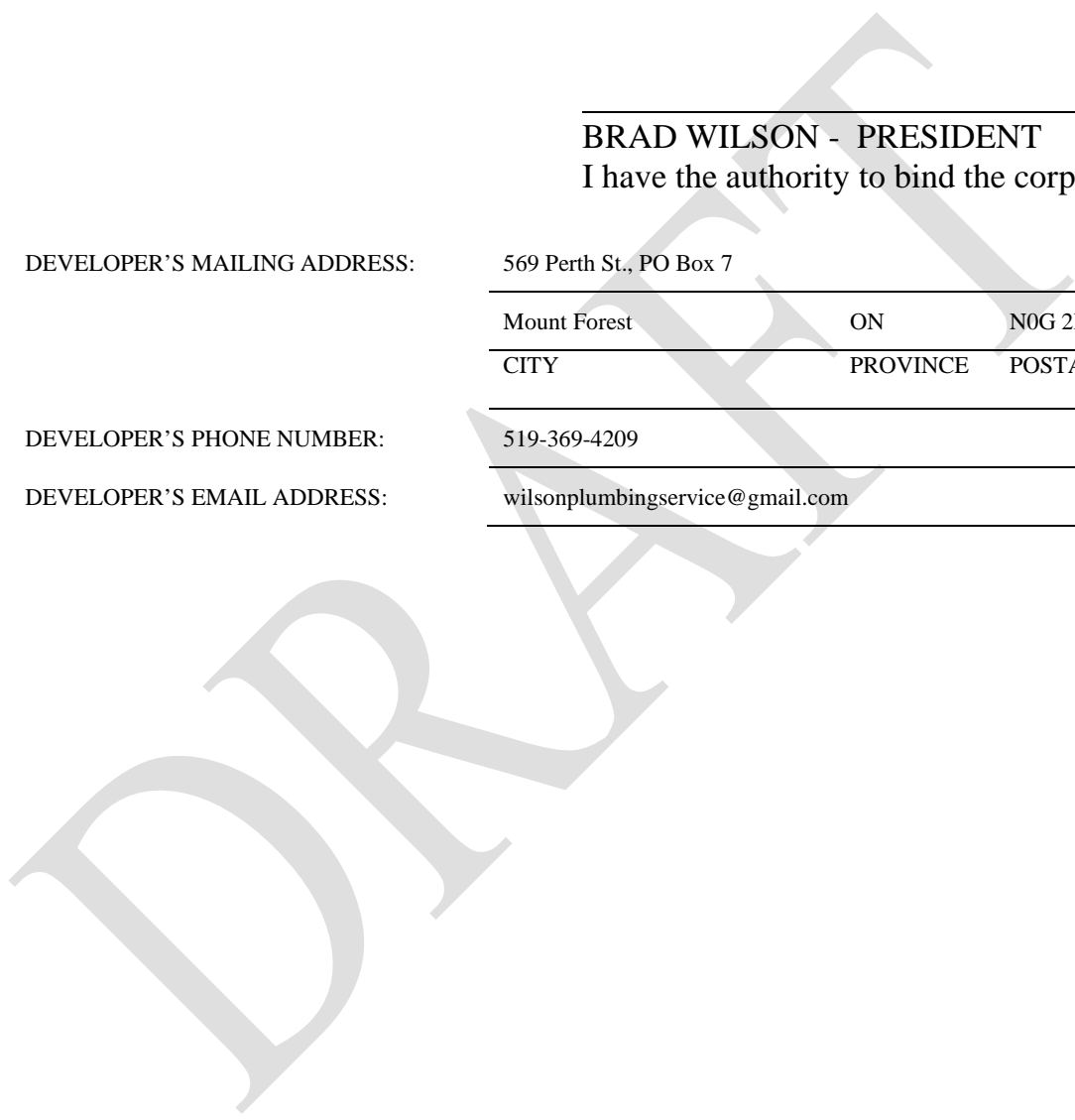
Mount Forest ON N0G 2L0
CITY PROVINCE POSTAL CODE

DEVELOPER'S PHONE NUMBER:

519-369-4209

DEVELOPER'S EMAIL ADDRESS:

wilsonplumbingservice@gmail.com



Schedule "A"
DESCRIPTION OF THE LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Wellington North in the County of Wellington, being comprised of:

PKLT 3 S/S BIRMINGHAM ST PL TOWN OF MOUNT FOREST MOUNT FOREST;
WELLINGTON NORTH.

PIN: 71066-0029 (LT), LRO 61

and

PART PARK LOT 3 S/S WELLINGTON ST. PLAN TOWN OF MOUNT FOREST,
MOUNT FOREST AS IN RON 72223 (SECONDLY); WELLINGTON NORTH

PIN: 71060-0339 (LT), LRO 61

DRAFT

Schedule "B"
DESCRIPTION OF THE TOWNSHIP STREETS

ALL AND SINGULAR those certain parcel or tracts of land and premises situated, lying and being in the Township of Wellington North in the County of Wellington, being comprised of:

1. Wellington Street East, Mount Forest

WELLINGTON ST PL TOWN OF MOUNT FOREST WELLINGTON NORTH BTN
CHURCH ST & LONDON RD; WELLINGTON NORTH

PIN No. 71066-0002

DRAFT

Schedule "C"
LIST OF THE CONSENT APPROVALS

CONSENT APPLICATION NUMBER	NOTICE OF INITIAL DECISION DATE	NOTICE OF NO APPEALS DATE
B46-20	16-Sept-2020	07-Oct-2020
B47-20	16-Sept-2020	07-Oct-2020
B48-20	16-Sept-2020	07-Oct-2020
B79-20	06-Dec-2020	06-Jan-2021
B80-20	06-Dec-2020	06-Jan-2021
B81-20	06-Dec-2020	06-Jan-2021
B94-20	20-Jan-2021	10-Feb-2021
B95-20	20-Jan-2021	10-Feb-2021
B96-20	20-Jan-2021	10-Feb-2021

DRAFT

**Schedule “D”
DESCRIPTION OF THE WORKS TO BE CONSTRUCTED**


The Works shall be constructed in accordance with the drawings issued by Cobide Engineering Inc., contract No. 20-01866-01 dated February 25, 2021, and approved by the Township Engineer and such other plans submitted and approved by the Township Engineer.


Approved Plan and Drawings

DOCUMENT NO	DOCUMENT NAME	LAST REVISION DATE	PREPARED BY
TS	Title Sheet	25-Feb-2021	Cobide Engineering Inc.
SS1	Site Servicing Plan	25-Feb-2021	Cobide Engineering Inc.
SG1	Site Grading Plan	25-Feb-2021	Cobide Engineering Inc.
STM1	Post Development Storm Catchment Area	25-Feb-2021	Cobide Engineering Inc.
DET1	Typical Cross Sections & Miscellaneous Details	25-Feb-2021	Cobide Engineering Inc.
DET2	Typical Cross Sections & Miscellaneous Details	25-Feb-2021	Cobide Engineering Inc.



Schedule "E"
ESTIMATED COST OF THE WORKS

Project No. 01866		February 25, 2021			
		Table 1 Offsite Works Estimate Wellington Street Townhouses Construction Cost Estimate Township of Wellington North			
Item	Tender Cost Summary	Total			
1.0	General Construction Items	\$9,500.00			
2.0	Removals	\$5,220.00			
3.0	Sanitary Sewer and Appurtenances	\$41,000.00			
4.0	Storm Sewers	\$56,625.00			
5.0	Watermain and Appurtenances	\$53,800.00			
6.0	Road Works	\$139,335.00			
7.0	Contingency Allowance	\$30,000.00			
8.0	15% Engineering	\$50,322.00			
9.0	13% HST	\$50,154.26			
Total Preliminary Cost		\$435,956.26			
Item	General Construction Items	Quantity	Unit	Unit Price	Total
1.01	Mobilization/ Demobilization	100%	LS	\$5,000.00	\$5,000.00
1.02	Materials Testing	100%	LS	\$2,500.00	\$2,500.00
1.03	Traffic Control	100%	LS	\$2,000.00	\$2,000.00
Total Section 1.0					\$9,500.00
Item	Removals	Quantity	Unit	Unit Price	Total
2.01	Full Depth Asphalt Removal	1,500	m ²	\$2.50	\$3,750.00
2.02	Partial Depth Asphalt Removal	25	m ²	\$20.00	\$500.00
2.03	Remove Existing Watermain and Appurtenances	18	m	\$40.00	\$720.00
2.04	Traffic Sign Relocation (As Required)	100%	LS	\$250.00	\$250.00
Total Section 2.0					\$5,220.00
Item	Sanitary Sewer and Appurtenances	Quantity	Unit	Unit Price	Total
3.01	125 mm Sanitary Sewer Service	24	Each	\$1,500.00	\$36,000.00
3.02	CCTV Inspection (Substantial Completion)	100%	LS	\$2,500.00	\$2,500.00
3.03	CCTV Inspection (Prior to End of Maintenance Period)	100%	LS	\$2,500.00	\$2,500.00
Total Section 3.0					\$41,000.00
Item	Storm Sewers	Quantity	Unit	Unit Price	Total
4.01	250 mm dia. HDPE Storm Sewer	16	m	\$175.00	\$2,800.00
4.02	300 mm dia. HDPE Storm Sewer	15	m	\$200.00	\$3,000.00
4.03	525 mm dia. CONC. Storm Sewer	6	m	\$400.00	\$2,400.00
4.04	600 x 600 mm Precast Concrete Catchbasin	2	Each	\$2,500.00	\$5,000.00
4.05	Supply & Install HDPE Lawn Basin	3	Each	\$350.00	\$1,050.00
4.06	1500 mm dia. Catchbasin Manhole	1	Each	\$6,000.00	\$6,000.00
4.07	150 mm dia. Perforated Subdrain (Provisional)	315	m	\$25.00	\$7,875.00
4.08	150 mm dia. Storm Sewer Service (Provisional)	24	Each	\$1,000.00	\$24,000.00
4.09	Connect Proposed HDPE Storm Sewer to Existing Conc. Storm Sewer	3	Each	\$1,500.00	\$4,500.00
Total Section 4.0					\$56,625.00
Item	Watermain and Appurtenances	Quantity	Unit	Unit Price	Total
5.01	150 mm PVC DR 18 Watermain	27	m	\$200.00	\$5,400.00
5.02	150 mm dia. Gate Valves	3	Each	\$2,500.00	\$7,500.00
5.03	Supply and Install Hydrant c/w Hydrant Sign	1	Each	\$9,000.00	\$9,000.00
5.04	Supply & Install 19mm dia. Copper Water Service	24	Each	\$1,100.00	\$26,400.00
5.05	Commission Watermain	100%	LS	\$2,500.00	\$2,500.00
5.06	Connect to Existing Watermain	2	Each	\$1,500.00	\$3,000.00
Total Section 5.0					\$53,800.00
Item	Road Works	Quantity	Unit	Unit Price	Total
6.01	Earth Excavation	1,000	m ³	\$7.50	\$7,500.00
6.02	Granular 'B'	1,850	Tonne	\$12.00	\$22,200.00
6.03	Granular 'A'	675	Tonne	\$15.00	\$10,125.00
6.04	Imported Granular Fill (Provisional)	1,000	Tonne	\$7.50	\$7,500.00
6.05	HL-4 Hot Mix (Base Course)	190	Tonne	\$100.00	\$19,000.00
6.06	HL-3 Hot Mix (Surface Course)	152	Tonne	\$105.00	\$15,960.00
6.07	Hot Mix Miscellaneous	100	m ²	\$30.00	\$3,000.00
6.08	Supply and Install Concrete Barrier Curb and Gutter (OPSD. 600.040)	313	m	\$50.00	\$15,650.00
6.09	Supply and Install 1.5m Concrete Sidewalk	315	m ²	\$60.00	\$18,900.00
6.10	Supply & Install Tactile Plates	8	Each	\$300.00	\$2,400.00
6.11	Topsoil & Sod	1,050	m ²	\$12.00	\$12,600.00
6.12	Dust Control	100%	LS	\$1,500.00	\$1,500.00
6.13	Subgrade and Boulevard Preparation	100%	LS	\$3,000.00	\$3,000.00
Total Section 6.0					\$139,335.00
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.					

Project No. 01866		February 25, 2021			
		Table 2 Onsite Works Estimate Wellington Street Townhouses Construction Cost Estimate Township of Wellington North			
Item	Tender Cost Summary	Total			
1.0	General Construction Items	\$3,500.00			
2.0	Storm Sewers	\$80,700.00			
3.0	Contingency Allowance	\$6,000.00			
4.0	15% Engineering	\$10,230.00			
4.0	13% HST	\$10,195.90			
Total Preliminary Cost		\$88,625.90			
1.0	General Construction Items	Quantity	Unit	Unit Price	Total
1.01	Mobilization/ Demobilization	100%	LS	\$1,000.00	\$1,000.00
1.02	Materials Testing	100%	LS	\$500.00	\$500.00
Total Section 1.0					\$1,500.00
2.0	Storm Sewers	Quantity	Unit	Unit Price	Total
2.01	300 mm dia. HDPE Storm Sewer	35	m	\$200.00	\$7,000.00
2.02	375 mm dia. HDPE Storm Sewer	109	m	\$250.00	\$27,250.00
2.03	525 mm dia. CONC. Storm Sewer	37	m	\$400.00	\$14,800.00
2.04	600 x 600 mm Precast Concrete Catchbasin	1	Each	\$2,500.00	\$2,500.00
2.05	Supply & Install HDPE Lawn Basin	4	Each	\$350.00	\$1,400.00
2.06	1200 mm dia. Catchbasin Manhole	1	Each	\$4,600.00	\$4,600.00
2.07	Supply and Install SM Insulation	65	m	\$50.00	\$3,250.00
Total Section 2.0					\$60,700.00
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.					

DRAFT

Schedule "F"
DEVELOPER CONTRIBUTION

**NOT APPLICABLE FOR WELLINGTON TOWNHOSUE PROJECT AS
DEVELOPER PAYING 100% estimated and actual costs of work**

DRAFT

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

BY-LAW NUMBER 027-21

**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
MARCH 8, 2021**

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 March 8, 2021 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 A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8TH DAY OF MARCH, 2021.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK