

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – NOVEMBER 22, 2021 AT 7:00 P.M.  
VIA WEB CONFERENCING - <https://www.youtube.com/watch?v=HzWnGIJI-0w>

**Members Present:**

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

**Member Absent:**

**Councillor:** Sherry Burke

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Michael Givens</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Director of Finance:</b>	<b>Adam McNabb</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Manager of Environment and Development Services:</b>	<b>Corey Schmidt</b>
<b>Community Recreation Coordinator:</b>	<b>Mandy Jones</b>
<b>Manager of Recreation Services:</b>	<b>Tom Bowden</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Human Resources Manager:</b>	<b>Chanda Riggi</b>
<b>Director of Fire Services:</b>	<b>Chris Harrow</b>
<b>Manager of Development Planning:</b>	<b>Curtis Marshall</b>
<b>Risk Management Official:</b>	<b>Kyle Davis</b>

**CALLING TO ORDER**

Mayor Lennox called the meeting to order.

**ADOPTION OF THE AGENDA**

RESOLUTION: 2021-383

Moved: Councillor Hern

Seconded: Councillor Yake

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

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**COUNTY COUNCIL UPDATE**

Steve O'Neill, County of Wellington County Councillor, Ward 4

- With increasing costs of fuel, materials, etc. the County's preliminary ten-year financial plan shows a levy increase of 3.1% to 3.8%. Decisions will need made regarding which projects to proceed with. The proposed 2022 budget shows a 2.8% increase.
- From 2023 to 2026 the four bridges on County Road 109 east of Arthur will be replaced. Each bridge is budgeted between 3.8 and 5.1 million dollars.
- One new OPP officer will be hired each year. This is required due to the growth throughout the County.
- This is the final week for leaf and yard waste pick up by the County.

- A new three-month pilot program was started in 2021 to pick up organic green bin waste material from industrial, commercial, and institutional businesses along the Highway 6 corridor between Arthur and Guelph. The Smart Cities Food Future joint County and City of Guelph project was the catalyst to start this project.
- The Recycle Coach app has a new image search function that has been added to the look up tool which allows users to search and learn how to dispose of thousands of items. This new feature allows users to upload a picture of any item and the app can identify the item and give advice on how and where to dispose of it.
- Another Smart Cities Food Future project is cyber security in agriculture workshops. During the past year with lock downs many local farms took their businesses on line. With this growing connectivity comes the responsibility of managing more data and the risk of being vulnerable to cyber security threats. To support our farmers knowledge of these issues the County is offering two one-hour workshops on cyber security in agriculture. The first workshop was being held on November 22 and the second will be held on November 29. The workshops will be run by Community Safety Knowledge Alliance. The County will also be offering ten workshop participants a follow up visit with a cyber security consultant. These on farm visits will offer one on one coaching, best practices and address site specific questions. The events are free but preregistration is required.

## PRESENTATIONS

1. Adam McNabb, Director of Finance
  - 2022 Preliminary Budget Presentation

The 2022 Budget Overview included:

- Budget process
- Budget Guidelines
- Budget Impact Items
- Growth vs. Reassessment
- Operating Budget Summary Analysis by Segment
- Reserves/Reserve Funds – Net Transfers
- Draft Capital Program
- Reserves/Reserve Funds – Q3 2021 Balances
- Draft Budget Modeling
- Council Direction Required

Councillor Yake inquired about the previously proposed new public works building in Arthur; proposed pedestrian safety measures; and the possibility of investigating new technology, such as electric, for the ice resurfacer in Mount Forest. The Director of Operations commented that staff is working on a location for the future proposed public works building. Pedestrian safety measures project amounts are carried over from prior years with the notion that we would maintain those funds into 2022 and understanding that there are continued conversations with regards to the north end of Mount Forest. The replacement ice resurfacer model proposed is not an electric model but staff will investigate that option.

Councillor McCabe asked the age of the Fire Department pickup trucks and the work on Wells Street with regards to the proposed future Arthur Works Yard. The Director of Fire Services commented that the pickup truck to be replaced is seven years old. That truck would be kept at the Mount Forest station and used to bring contaminated gear and bottles back to the fire station for cleaning. The original proposal was to replace the truck at seven years. This would help them meet the decontamination guidelines that have come out. The Chief Administrative

Officer commented that Wells Street has been identified for several years. The primary items around Wells Street include promoting the opportunity to develop already identified industrial lands in that area; and to develop an alternate route for traffic so they don't go through downtown Arthur. The Township does not own land there and it would be an incorrect assumption to tie the Arthur Works Yard to the extension of Wells Street.

Mayor Lennox inquired about the operating budget regarding recreation revenue and what assumptions went into creating the recreation budget. The Director of Finance commented that recreation revenues remain static in terms of the assumptions for 2022. Those revenues represent a 50% reduction from 2020 revenues.

Councillor Yake questioned if the 2017 Holder sidewalk machine is being replaced or are we keeping it. Director of Operations stated that it has been difficult to keep in operation and maintain so it will be replaced with something other than a Holder unit.

Mayor Lennox summarized that the total levy requirement in the proposed budget is about 19%. There is the potential for further OCIF funding to offset some of that or reserve funds. The Director of Finance stated that preliminary announcements regarding OCIF indicate the amounts for 2022 are being doubled; however, that is not necessarily what our allocation will be. In terms of contributions from reserve funds the contributions in 2021 from a levy perspective were about 2.39 million dollars. In this iteration \$347,000 is suggested. If the amount would be increased to a similar amount from 2021 the tax levy increase would be approximately 2%, There would still be unfunded items that would need to have funding sources appointed. To fund those, it would go to 2.6 million dollars.

Mayor Lennox commented that there are not a lot of longer-term development driven projects. The Chief Administrative Officer stated that the last couple years have been very demanding on our staff contingent. 2022 will be a reset year for all staff so we can get some resources on board amongst our staff and gear up to some of the major development related projects.

The Director of Finance stated that staff are seeking guidance as to what a palatable levy would be and if Council would be comfortable funding the program in its current state beyond the levy request to hit the capital program for 2022. Council would like to see options that include the growth and without the growth.

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

1. Regular Meeting of Council, November 8, 2021
2. Public Meeting, November 8, 2021

RESOLUTION: 2021-384

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT the minutes of the Regular Meeting of Council and the Public Meeting held on November 8, 2021 be adopted as circulated.*

CARRIED

#### **BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL**

No business arising from previous meetings.

#### **IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

2b, 3b, 6a, 6e, 7b

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

RESOLUTION: 2021-385

Moved: Councillor Hern

Seconded: Councillor McCabe

*THAT all items listed under Items For Consideration on the November 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 Corporation of the County of Wellington Joint Accessibility Advisory Committee meeting held on October 18, 2021.*

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table meeting held on September 15, 2021.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2021-031 being a report on Consent Application (Lot Line Adjustment) B90-21 known as Part Lot 9, Concession 13 in the former Township of West Luther.*

*AND FURTHER THAT the Council of the Township of Wellington North supports consent application B90-21 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;*
- *•THAT the Owner bring the property into compliance with Property Standards By-law 047-18 to the satisfaction of the Township of Wellington North;*
- *•THAT zoning compliance or removal of the “trailers” be achieved to the satisfaction of the Township; and*
- *•THAT the owners, of both properties, enter into an agreement apportioning any future maintenance costs on West Luther Drain 26; and the applicant shall provide a \$500.00 deposit, for each drain, to cover the cost of the re-apportionment of such drain(s).*

*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.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021-029 Community Improvement Program;*

*AND FURTHER THAT Council approves the following Community Improvement Grants:*

- *\$6,500 to 159655 Ontario Ltd for improvements to 133 Birmingham Str., Mount Forest*
- *\$4,000 to KTS Plumbing & Heating at 147 George Street in Arthur*
- *\$2,500/50% funding to Pops Cannabis at Unit C, 286 Main Street S, Mount Forest*
- *\$200 to New Vision Photography, 253 Main Street S., Mount Forest*

*THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated November 15, 2021.*

*THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service, Quarter Three Update 2021.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-032 being a report on the Corporate Use of Resources in a municipal Election;*

*AND FURTHER THAT the Mayor and the Clerk are authorized to sign the by-law to approve the policy at a future meeting of Council.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-033 being a report on an Automatic Recount Policy in a municipal Election;  
AND FURTHER THAT the Mayor and the Clerk are authorized to sign the by-law to approve the policy at a future meeting of Council.*

*THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-034 being a report on the Procedure by-law;  
AND FURTHER THAT the Mayor and the Clerk are authorized to sign the by-law to approve the policy at a future meeting of Council;  
AND FURTHER THAT the Procedure by-law will become effective January 2, 2022.*

*THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Power Inc., Quarterly Newsletter – Quarter 3: July 1st to September 30th, 2021.*

CARRIED

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

RESOLUTION: 2021-386

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Curtis Marshall, Manager of Development Planning, County of Wellington, dated November 17, 2021, regarding Zoning By-law Amendment – Sobey's (ZBA 10/21), 437-445, 503 & 515 Main St., Mount Forest, Township of Wellington North, Final Recommendation Report.*

CARRIED

RESOLUTION: 2021-387

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021-030 being an update on the Wellington North Shop Local Sidewalk Saturday Program;  
AND FURTHER THAT Council, in partnership with the Chambers of Commerce and Business Improvement Associations, will continue to support this program in 2022 by supporting the closure of George Street in Arthur and Main Street in Mount Forest on the following Saturdays:*

- *George Street, Arthur: July 2nd, (Arthur 150th celebrations) & August 7th*
- *Main Street, Mount Forest: July 16th (tbd/M.F. Fireworks Festival) & August 14th*

CARRIED

RESOLUTION: 2021-388

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2021-029 being a report on lottery licensing;*

*AND FURTHER THAT Council direct staff to issue correspondence to all service groups who have held lottery licenses in the past 24 months that lottery funds may not be used for municipal capital facilities, pursuant to the Alcohol and Gaming Authority Rules (AGCO);*

*AND FURTHER THAT service groups be encouraged to draft their own letters to their Member Provincial Parliament using the template provided or their own version.*

*AND FURTHER THAT the Clerk forward this resolution and draft MPP letter to our Member of Parliament as well as the Association of Municipalities of Ontario (AMO), Association of Municipal Clerks and Treasurers of Ontario (AMCTO), member municipalities and the AGCO.*  
CARRIED

RESOLUTION: 2021-389

Moved: Councillor Yake

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report RMO 2021-001;*

*AND FURTHER THAT the Council support the nomination of Mr. John Sepulis as the Municipal Representative for Wellington County, Halton Region, Dufferin County and Grey County on the Lake Erie Source Protection Committee.*

CARRIED

RESOLUTION: 2021-390

Moved: Councillor McCabe

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North receive the News Release dated November 17, 2021 from Randy Pettapiece, MPP, Perth-Wellington regarding decision to not seek re-election.*

CARRIED

Council directed staff to prepare a congratulatory letter to MPP Pettapiece for the Mayor to sign on behalf of Council.

## **NOTICE OF MOTION**

No notice of motion tabled.

## **COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor Hern (Ward 3):

- Meetings with Arthur BIA, Arthur Chamber of Commerce and Mount Forest Chamber of Commerce last week. Arthur BIA voted to keep the levy the same in 2022. They are excited about Arthur's 150<sup>th</sup> anniversary next year and have set aside funds for that purpose. The current Mount Forest Chamber administrator has been hired for the Arthur Chamber and Arthur BIA position. This will help with collaboration between the Arthur Chamber and Arthur BIA and Mount Forest Chamber.

Councillor McCabe (Ward 4):

- Saugeen Valley Conservation Authority meeting was held today. The budget will be distributed to municipalities soon. Jennifer Stephens, General Manager has been invited to address our Council regarding the SVCA Budget and will have information regarding the new regulations.

Mayor Lennox:

- Attended the Christmas tree lighting on November 12<sup>th</sup> in Mount Forest along with MP John Nater. It was nice to see community support.

**BY-LAWS**

- a. By-law Number 108-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Con 1, Part Lot 33, Pt Lot 1, Lot 2 to Lot 6 Pt Duke St., RP; 60R1937 Parts 1-4; Con 1, Part Lot 33, RP 60R3404 Part 1; Con 1, Part Lot 33, Part Lot 32, Div 3, RP 60R3459 Parts 1 & 2. The lands are municipally known as 437-445, 503 and 515 Main St., Mount Forest, Township of Wellington North (currently three separate properties), Sobeys)

RESOLUTION: 2021-391

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT By-law Number 108-21 be read a First, Second and Third time and enacted.

CARRIED

**CONFIRMING BY-LAW**

RESOLUTION: 2021-392

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT By-law Number 109-21 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 November 22, 2021 be read a First, Second and Third time and enacted.*

CARRIED

**ADJOURNMENT**

RESOLUTION: 2021-393

Moved: Councillor McCabe

Seconded: Councillor Yake

*THAT the Regular Council meeting of November 22, 2021 be adjourned at 8:41 p.m.*

CARRIED

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CLERK

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MAYOR