

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 AGENDA OF REGULAR COUNCIL MEETING – MAY 9, 2022 at 2:00 P.M.
 CLOSED SESSION TO FOLLOW OPEN SESSION
 VIA WEB CONFERENCING**

HOW TO JOIN

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

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Webinar ID: 810 6355 7089

	PAGE NUMBER
CALLING TO ORDER	
ADOPTION OF THE AGENDA	
Recommendation: THAT the Agenda for the May 9, 2022 Regular Meeting of Council be accepted and passed.	
DISCLOSURE OF PECUNIARY INTEREST	
PRESENTATIONS	
1. Faye Craig, Arthur 150 - Update on the Arthur 150 th Celebration	
2. Sarah Wilhelm, Manager of Policy Planning, County of Wellington - Committee Report, dated April 14, 2022, County Official Plan Review – Draft Land Needs Assessment Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive the Committee Report, dated April 4, 2022, prepared by Sarah Wilhelm, Manager of Policy Planning, County of Wellington, regarding County Official Plan Review – Draft Land Needs Assessment.	001
RECESS TO MOVE INTO PUBLIC MEETING	
Recommendation: THAT the Council of the Corporation of the Township of Wellington North recess the May 9, 2022 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act: <ul style="list-style-type: none"> • Clayton and Allison Robertson, Minor Variance • G & L White Farms (County Garage), Zoning Amendment • Housekeeping, Zoning Amendment • Tony Piller, Zoning Amendment 	

RESUME REGULAR MEETING OF COUNCIL	
<p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North resume the May 9, 2022 Regular Meeting of Council at : .</p>	
PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING	
<p>a. By-law Number 060-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part of Lot 23, Concession B Peel Parts and 8 Plan 61R-10173 and is part of the property with a civic address of 7970 Wellington Road 12 – G & L White Farms)</p> <p>Recommendation: THAT By-law Number 060-22 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. (Part of Lot 23, Concession B Peel Parts and 8 Plan 61R-10173 and is part of the property with a civic address of 7970 Wellington Road 12 – G & L White Farms)</p>	016
<p>b. By-law Number 059-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (N Part lot 11, Concession 3 with a civic address of 9230 Concession 2, Tony Piller)</p> <p>Recommendation: THAT By-law Number 059-22 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. (N Part lot 11, Concession 3 with a civic address of 9230 Concession 2, Tony Piller)</p>	020
ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING	
<p>1. Special Meeting of Council, April 21, 2022 2. Regular Meeting of Council, April 25, 2022 3. Public Meeting, April 25, 2022</p> <p>Recommendation: THAT the minutes of the Special Meeting of Council held on April 21, 2022, the Regular Meeting of Council and the Public Meeting held on April 25, 2022 be adopted as circulated.</p>	023 025 035
BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL	
<p>1. Discussion and decision regarding a feasibility study on rehabilitating the existing Mount Forest Pool.</p>	

ITEMS FOR CONSIDERATION	
1. MINUTES	
<p>a. Arthur BIA, April 20, 2022</p> <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur BIA meeting held on April 20, 2022.</p>	040
2. PLANNING	
<p>a. Report DC 2022-15, Consent Application B44-22 Kathryn Spark</p> <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-15 being a report on Consent Application (Severance) B44-22 known as Part Lot 27, Divisions 3 & 4, WOSR in the former Township of Arthur.</p> <p>AND FURTHER THAT the Council of the Township of Wellington North supports consent application B44-22 as presented with the following conditions:</p> <ul style="list-style-type: none"> • 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 satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; • THAT the steel silo be removed and that the area be left in a level graded condition; • THAT the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and • THAT the accessory buildings/structures on the severed lands achieve zoning compliance, or are removed, to the satisfaction of the Township. <p>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.</p>	042

<p>b. Planning Report prepared by Matthieu Daoust, Planner, County of Wellington, dated April 26, 2022, regarding Part Park Lot 8, Arthur, Zoning By-law Amendment (John Klassen)</p> <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Planner, County of Wellington, dated April 26, 2022, regarding Part Park Lot 8, Arthur, Zoning By-law Amendment (John Klassen)</p>	<p>048</p>
<p>c. Planning Report prepared by Jessica Rahim, Senior Planner, County of Wellington, dated May 3, 2022, regarding Recommendation Report - Kyle Woods, Zoning Bylaw Amendment ZBA 06/22, Concession 9, Part of Lot 1, 9638 Concession 8 & 9630 Concession 8, Wellington North</p> <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jessica Rahim, Senior Planner, County of Wellington, dated May 3, 2022, regarding Recommendation Report - Kyle Woods, Zoning Bylaw Amendment ZBA 06/22, Concession 9, Part of Lot 1, 9638 Concession 8 & 9630 Concession 8, Wellington North.</p>	<p>054</p>
<p>3. ECONOMIC DEVELOPMENT</p>	
<p>a. Report EDO 2022-017 Wellington North Cultural Roundtable</p> <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-017 being a report on the Wellington North Cultural Roundtable;</p> <p>AND FURTHER THAT Council, in recognition of the importance of cultural planning, as well as the contribution of local cultural resources to the quality of life and sense of community across the township, supports the committee recommendation to appoint the following Community Members to the Wellington North Cultural Roundtable:</p> <p style="padding-left: 40px;">Doris Cassan Sue Doherty Harry Engel Jess Pfisterer Gerald Townsend</p> <p>AND FURTHER THAT Council supports the reappointment of the following community members to the Wellington North Cultural Roundtable:</p> <p style="padding-left: 40px;">Gail Donald Linda Hruska Bonny McDougall Penny Renken Jim Taylor</p>	<p>060</p>

<p>b. Report EDO 2022-018 Grants & Donations Community Development Program</p> <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-018 being a report on the Grants & Donations Community Development Program;</p> <p>AND FURTHER THAT Council, in recognition of the important role that not-for-profit organizations and community groups play in our municipality, approves the recommendation to advance \$5,322.89 in grants to three organizations as follows:</p> <ul style="list-style-type: none"> • \$4,692.89 in fee waivers to the WDGPH unit to host a total of 11 vaccinations clinics in Wellington North. • \$500.00 to the Arthur SU Sports Camp. • \$130.00 to the Mount Forest Royal Canadian Legion Branch 134 for a waiver of permit fee. 	<p>067</p>
<p>4. ADMINISTRATION</p>	
<p>a. Report CLK 2022-012 being a report on Restricted Acts in a Municipal and School Board election (Lame Duck)</p> <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2022-012 being a report on Restricted Acts in a Municipal and School Board election (Lame Duck).</p>	<p>069</p>
<p>5. COUNCIL</p>	
<p>a. Wellington North Power Inc.</p> <ul style="list-style-type: none"> • Correspondence dated April 27, 2022 regarding the 2022 Annual Shareholder Meeting <p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive correspondence dated April 27, 2022 regarding the 2022 Annual Shareholder Meeting;</p> <p>AND FURTHER THAT the Council of the Corporation of the Township of Wellington North appoint the following persons representing the Township of Wellington North at the Wellington North Power Annual Shareholder meeting to be held April 27, 2022:</p> <ol style="list-style-type: none"> 1. Councillor 2. Councillor 3. Councillor 	<p>073</p>
<p>b. PIN, The People and Information Network, media release dated May 3, 2022 regarding Celebrating Volunteer Award Recipients. Making an Impact Through Empathy In Action</p>	<p>074</p>

<p>Recommendation: THAT the Council of the Corporation of the Township of Wellington North receive the PIN, The People and Information Network media release dated May 3, 2022 regarding Celebrating Volunteer Award Recipients. Making an Impact Through Empathy In Action.</p>	
IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION	
<p>Recommendation: THAT all items listed under Items For Consideration on the May 9, 2022 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:</p>	
CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION	
NOTICE OF MOTION	
COMMUNITY GROUP MEETING PROGRAM REPORT	
<p>Councillor Yake (Ward 1):</p> <ul style="list-style-type: none"> • North Wellington Health Care Corporation – Louise Marshall Hospital • Lynes Blacksmith Shop Committee • Recreation, Parks and Leisure Committee • Wellington North Power <p>Councillor Burke (Ward 2):</p> <ul style="list-style-type: none"> • Mount Forest Aquatic Ad Hoc Advisory Committee • Lynes Blacksmith Shop Committee • Wellington North Wellness & Team Building Committee • Mount Forest Business Improvement Area <p>Councillor Hern (Ward 3):</p> <ul style="list-style-type: none"> • 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 <p>Councillor McCabe (Ward 4):</p> <ul style="list-style-type: none"> • Recreation, Parks and Leisure Committee • Arthur BMX/Skateboard Park Advisory Committee • Saugeen Valley Conservation Authority • Wellington North Health Professional Recruitment Committee • Arthur Trail Committee 	

<p>Mayor Lennox:</p> <ul style="list-style-type: none"> • Committee of Adjustment • Wellington North Power <p>Ex Officio on all committees</p>	
BY-LAWS	
a. By-law Number 049-22 being a by-law to dedicate certain lands as part of the public highway. (Eastridge Landing)	076
b. By-law Number 050-22 being a by-law to set the rates for 2022 taxation and to provide for the collection thereof	077
c. By-law Number 051-22 being a by-law to appoint an officiant to conduct civil marriage ceremonies	083
d. By-law Number 052-22 being a by-law to amend By-law 117-21 being a by-law to establish fees and charges for various services provided by the municipality	084
e. By-law Number 053-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Park Lot 8, frontage on Wellington Road 109 – Klassan)	088
f. By-law Number 054-22 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and Cachet Developments (Arthur) Inc.	091
g. By-law Number 055-22 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and Deer Ridge Heights Inc.	097
h. By-law Number 056-22 being a by-law to appoint an Acting Chief Administrative Officer for the Corporation of the Township of Wellington North (Darren Jones)	103
i. By-law Number 057-22 being a by-law to appoint an Acting Chief Administrative Officer for the Corporation of the Township of Wellington North (Matthew Aston)	104
j. By-law Number 058-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Concession 9, Part of Lot 1 RP 60R2423, Part 1, and known Municipally as 9638 Concession 8 and the Northeast corner of Part of Lot 1, Concession 9, known Municipally as 9630 Concession 8, Geographic Arthur Township, Kyle Woods)	105
<p>Recommendation:</p> <p>THAT By-law Number 049-22, 050-22, 051-22, 052-22, 053-22, 054-22, 055-22, 056-22, 057-22 and 058-22 be read a First, Second and Third time and enacted.</p>	

CULTURAL MOMENT	
<ul style="list-style-type: none"> • Celebrating the Four Corners Quilt Guild 	109
CONFIRMING BY-LAW	110
<p>Recommendation: THAT By-law Number 061-22 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 May 9, 2022 be read a First, Second and Third time and enacted.</p>	
ADJOURNMENT	
<p>Recommendation: THAT the Regular Council meeting of May 9, 2022 be adjourned at __: p.m.</p>	

MEETINGS, NOTICES, ANNOUNCEMENTS		
Mount Forest BIA, Mount Forest & District Sports Complex	Tuesday, May 10, 2022	8:00 p.m.
Recreation, Parks and Leisure Committee	Tuesday, May 10, 2022	6:30 p.m.
Mount Forest Chamber of Commerce, Mount Forest Chamber Office	Tuesday, May 10, 2022	7:00 p.m.
Arthur Chamber of Commerce, Arthur Chamber Office	Wednesday, May 11, 2022	5:30 p.m.
Staff and Council goodbye/celebration for CAO Michael Givens	Wednesday, May 18, 2022	11:30 a.m. to 1:30 p.m.
Arthur BIA, Arthur Community Centre and via video conferencing	Wednesday, May 18, 2022	7:30 p.m.
Wellington North Cultural Roundtable, Council Chambers, Kenilworth Municipal Office	Thursday, May 19, 2022	12:00 p.m.
Regular Council Meeting – via video conference	Tuesday, May 24, 2022	7:00 p.m.
Growth Housing & Development Public Information Meeting, Community Hall, Mount Forest & District Sports Complex	Thursday, May 26, 2022	5:30 p.m. to 7:30 p.m.
Regular Council Meeting	Monday, June 6, 2022	2:00 p.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



COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 29, 2022

Sent via email: aknight@get.on.ca
Lisa.campion@erin.ca
kokane@centrewellington.ca
LWheeler@mapleton.ca
annilene@town.minto.on.ca
kwallace@wellington-north.com
choyfox@puslinch.ca

Wellington County
Member Municipality Clerks
Amanda Knight, Township of Guelph/Eramosa
Lisa Campion, Town of Erin
Kerri O'Kane, Township of Centre Wellington
Larry Wheeler, Township of Mapleton
Annilene McRobb, Town of Minto
Karren Wallace, Township of Wellington North
Courtney Hoytfox, Township of Puslinch

Good afternoon,

At its meeting held on April 28, 2022 Wellington County Council approved the following recommendation:

That the report County Official Plan Review – Draft Land Needs Assessment be received for information; and

That the report be forwarded to Member Municipalities and to the Ministry of Municipal Affairs and Housing.

Please find enclosed the County Official Plan Review – Draft Land Needs Assessment Report.

Should you have any questions, please contact Sarah Wilhelm, Manager of Policy Planning, at sarahw@wellington.ca.

Respectfully,

A handwritten signature in cursive script that reads "Kim Courts".

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, April 14, 2022
Subject: County Official Plan Review – Draft Land Needs Assessment



PLANWELL

1.0 Purpose

This report provides an overview of the County of Wellington’s Draft Land Needs Assessment as part of the Municipal Comprehensive Review (MCR).

2.0 Background

The Growth Plan for the Greater Golden Horseshoe (2019) sets out population and employment forecasts and requires municipalities to plan to achieve these forecasts by 2051. As part of this planning, the County is required to complete a Land Needs Assessment. A Land Needs Assessment is a technical, County-led process that determines:

- the amount of land required to accommodate the Provincially-projected growth to the 2051 planning horizon;
- the need for any Employment Area land conversions to non-industrial uses;
- the need for any urban settlement area boundary expansions; and
- the quantity of Excess lands.

The County is required to use a standard Land Needs Assessment methodology established by the Minister of Municipal Affairs and Housing in August 2020. The methodology is used to calculate two separate land needs, one for the Community Area and one for the Employment Area. Community Area lands account for a significant share of the County’s urban areas and are where the majority of residential, commercial, office and institutional uses are found. Employment Areas are urban industrial clusters designated as industrial in the County Official Plan.

Before considering urban area boundary expansion, the Land Needs Assessment must demonstrate that sufficient opportunities to accommodate growth through intensification and development in the existing designated greenfield area are not available. The timing of proposed urban area expansion and the phasing of development within the designated greenfield area must not undermine the achievement of the minimum intensification and density targets.

Watson & Associates Economists Ltd. have prepared a detailed draft technical report entitled “Phase 2 Municipal Comprehensive Review: Land Needs, Draft Report, March 31, 2022” (link to [Executive Summary](#) and [Draft Report](#)). Prior to releasing the Draft Phase 2 Report, the County provided Member Municipalities with summary information related to land need, as well as population and employment allocations. The Draft Land Needs Assessment findings were also presented to the public in December 2021.

3.0 Key Findings

The key findings of the Draft Land Needs Assessment report are as follows:

GROWTH PLAN POLICY AREAS

Intensification Target



- an alternative intensification target of 15% is recommended within the delineated built-up area subject to Provincial approval (20% target currently applies in Growth Plan and County Official Plan)

Greenfield Area Density Target



- County-wide designated greenfield area density target of 40 people and jobs per hectare is recommended to be maintained
- Since the initial results were presented, the Centre Wellington target has been increased from 44 to 47. As a result, the need for Community Area urban expansion in Centre Wellington was reduced by approximately 69 ha (170 ac).

Employment Area Density Target



- an urban Employment Area density target of 18 jobs/ha is recommended
- a rural Employment Area density target of 10 jobs/ha should be considered

Housing Forecast by Policy Area

- over the 2022 to 2051 forecast period the housing forecast by policy area is 15% built-up area, 75% designated greenfield area and 10% rural area

URBAN EMPLOYMENT AREA CONVERSIONS

Review of Conversion Requests

- six sites of approximately 79 ha (195 ac) were reviewed, three in Centre Wellington and three in Wellington North

Centre Wellington

- three site areas within the Township of Centre Wellington recommended for conversion have the following impact on land needs:
 - Employment Area settlement area boundary expansion requirements for Centre Wellington are increased by 14 ha (35 ac) from 146 ha (360 ac) to 160 ha (395 ac)
 - Community Area settlement area boundary expansion requirements for Centre Wellington are reduced by 9 ha (22 ac) from 247 ha (610 ac) to 238 ha (590 ac)



URBAN EMPLOYMENT AREA CONVERSIONS (continued)

- Centre Wellington (continued)**
- Two of the recommended sites will increase the commercial/mixed-use and housing intensification potential for Centre Wellington. The largest site at 24 ha (59 ac) is in the Beatty Line and Hill Employment Area.
- Wellington North**
- Majority of lands within the three site areas in Wellington North are recommended to remain as Employment Area
 - A 2 ha (5 ac) portion recommended for conversion to Community Area due to location next to a sensitive use (secondary school) and lack of area for an adequate buffer has the following impact on land needs:
 - Reduces Employment Area Excess by 2 ha (5 ac)
 - Reduces re-designation of Future Development lands by 2 ha (5 ac)

URBAN COMMUNITY AREA LAND NEEDS

Need for Future Development Re-designation



- re-designation of approximately 201 gross hectares (497 ac) of Future Development designated lands within urban areas to community area uses in:
 - Wellington North* 81 ha** (200 ac)
 - Minto* 61 ha (150 ac)
 - Erin* 44 ha (110 ac)
 - Mapleton* 15 ha (37 ac)

*includes need for 7 ha of additional commercial land in Hillsburgh and 2 - 3 ha in Arthur, Palmerston and Drayton

**adjusted for recommended Employment Area conversion

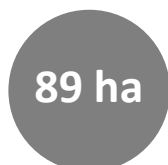
Need for Community Area Urban Expansion



- remaining shortfall of approximately 290 gross hectares (715 ac) of urban expansion for community area land in:
 - Centre Wellington 238 ha* (588 ac)
 - Mapleton 34 ha (84 ac)
 - Minto 18 ha (44 ac)

*adjusted for recommended Employment Area conversions

Need to Identify Excess Lands



- a surplus of approximately 89 gross hectares* (220 ac) of Community Area land to be identified as Excess lands in Wellington North

*adjusted for recommended Employment Area conversion

URBAN EMPLOYMENT AREA LAND NEEDS

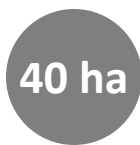
Need for Employment Area Urban Expansion



- shortfall of approximately 187 gross hectares (460 ac) of urban expansion for Employment Area land (as adjusted for recommended Employment Area land conversions):
 - Centre Wellington 160 ha* (395 ac)
 - Erin 18 ha (44 ac)
 - Mapleton 9 ha (22 ac)

*adjusted for recommended Employment Area conversions

Need to Identify Excess Lands



- a surplus of approximately 40 gross hectares* (100 ac) of Employment Area land to be identified as Excess lands in Wellington North

*adjusted for recommended Employment Area conversion

4.0 Attainable Housing and the Land Needs Assessment

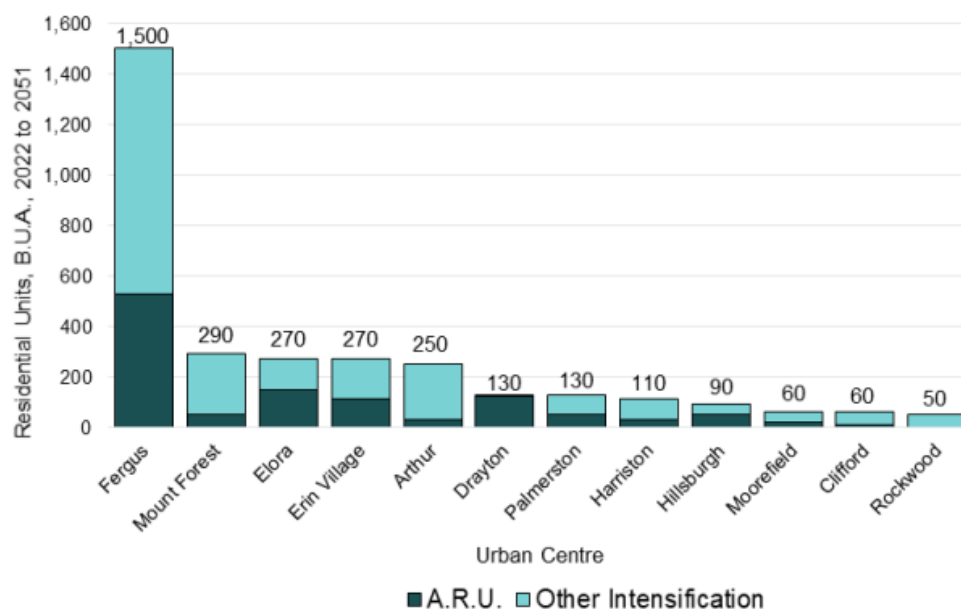
In March 2022, the County launched a community awareness campaign aimed at furthering public understanding of the range of housing options that can be considered to meet the County’s future housing needs. The Municipal Comprehensive Review offers an opportunity to review and update Official Plan policies to support healthy, compact and complete communities in Wellington County. The County has already taken steps to increase housing options through second unit policy updates in 2017 and additional residential unit policies in 2020. The first MCR Official Plan Amendment (OPA 119) adds the concept of building “complete communities” as a key objective of the Plan.

The Land Needs Assessment provides a residential intensification analysis. Residential intensification in built-up areas offers an opportunity to broaden the choice of housing in the County and encourage pedestrian-friendly, healthy and complete communities. From a land needs perspective, intensification reduces the need to accommodate housing within existing greenfield areas and/or urban expansion areas. Intensification can take many forms including:

- Development on vacant sites within the built-up area;
- Redevelopment, including the reuse of brownfield sites;
- Additional development on underutilized lots;
- Infill development and development on small vacant sites surrounded by developed parcels;
- Expansion or conversion of existing buildings (e.g. non-residential building converted to residential use); and
- Additional residential units (ARUs) within existing dwellings and ancillary buildings.

The County's housing intensification forecast in the built-up area by urban centre is shown in Figure 1. Medium and high density development in the greenfield area and additional residential units in the rural area will also provide more housing choices.

Figure 1 Total Housing Forecast in Built-up Area by Urban Centre, 2022 to 2051
County of Wellington



Once the technical results of the Land Needs Assessment are finalized, staff will review and revise Official Plan policies to implement the necessary policy changes. This, and other phases of the Official Plan Review, provide opportunities to consider ways to support other County initiatives such as the Attainable Housing Strategy.

5.0 Consultation

The Draft Phase 2 MCR Report: Land Needs was circulated for comment to Member Municipalities, Indigenous communities, agencies and stakeholders/members of the public on Tuesday, April 5, 2022. The deadline for comments is **Tuesday, May 3, 2022**.

As previously noted, the County has also submitted a formal request for an alternative intensification target of 15% which is a reduction of the current 20% intensification target. The request was outlined in Planning Committee Report PD2021-16, which was provided to Member Municipalities and posted to the project website. The formal request was sent to the Ministry of Municipal Affairs and Housing on May 14, 2021. The County provided supplemental information to the Province contained in a July 20, 2021 memo from Watson & Associates. The Draft Phase 2 report also includes a detailed intensification analysis. At the time of writing this report, the Province has not made a decision on the request.

To date, the Phase 2 Land Needs Assessment consultation activities have also included the following:

Figure 2 Phase 2 Land Needs Assessment Consultation to Date

Type of Consultation	Audience
Review of preliminary Land Needs Assessment findings	Technical Resource Team (TRT) with: <ul style="list-style-type: none"> • Municipal CAOs (or their designate) • Municipal planning consultants • County planning staff • Watson & Associates
Public Information Centre to present Draft Phase 2 Findings (December 13, 2021)	<ul style="list-style-type: none"> • Member Municipalities • Members of public and stakeholders (newspaper notice, and notice through website subscription and email list)
Local Council presentations by request	<ul style="list-style-type: none"> • Centre Wellington Council Meeting (November 22, 2021) • Wellington North Council Meeting (February 7, 2022)
Individual calls/on-line meetings by request	<ul style="list-style-type: none"> • County and Municipal Councillors • Member Municipality staff • Members of public and stakeholders

6.0 Public Information Centre (PIC)

On December 13, 2021 at 6:30 p.m. the County Planning and Development Department held a virtual PIC on the draft findings of the Phase 2 MCR Urban Land Needs Assessment. The PIC provided the public with an overview of the Land Needs Assessment and an opportunity to ask questions about the work completed to date.

At the meeting Watson presented an overview of the Phase 2 approach and findings, followed by a facilitated question and answer period. There were specific questions posed to participants to generate discussion and feedback. In total there were 50 participants who attended the virtual meeting.

The feedback at the meeting covered topics such as agricultural impact, growth in Centre Wellington, heritage preservation in Centre Wellington, rural residential growth in Puslinch and Excess land in Wellington North. The discussion that took place along with staff responses are included in the meeting summary prepared by LURA Consulting in Appendix A.

7.0 Next Steps

PHASE 2

The next steps for the Phase 2 component of the MCR include the following:

- Staff will review comments on the Draft Phase 2 Report and input we have already received, results will be refined, and the Phase 2 report will be finalized; and

- Staff will draft an Official Plan Amendment(s) implementing Phase 2 for consideration of alternative intensification target, employment area density, and other policy areas as appropriate.

PHASE 3

The Phase 3 MCR Report will explore the following based on the findings of the Phase 2 Report:

Community Area

- re-designation of Future Development lands, location options for urban settlement area boundary expansion(s), location options for Excess lands, etc.

Employment Area

- location options for urban settlement area boundary expansion(s), location options for Excess lands, etc.

Rural Area

- addressing rural employment area needs and review rural residential development potential in secondary urban centres (Aberfoyle, Morriston), hamlets and through severances in the secondary agricultural area in Erin, Minto and Puslinch

The County will host additional engagement during Phase 3 to provide an opportunity for Member Municipalities, Indigenous communities, agencies, stakeholders and the public to comment.

8.0 Recommendations

That the report “County Official Plan Review – Draft Land Needs Assessment” be received for information.

That the report be forwarded to Member Municipalities and to the Ministry of Municipal Affairs and Housing.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

Appendix A Public Information Centre (PIC) Meeting Summary (December 13, 2021)

Appendix A

Public Information Centre (PIC) Meeting Summary (December 13, 2021)

Wellington County Official Plan Review Virtual Public Information Centre (PIC) Meeting Summary

Prepared by LURA Consulting

Background

The County of Wellington is currently reviewing its Official Plan (OP) to complete a Municipal Comprehensive Review (MCR) and a 5-year review of its Official Plan as specified under Section 26 of the *Planning Act*. An MCR is part of the OP review process. It establishes a long-term vision and planning framework for a municipality that fosters a sustainable approach to future residential growth and economic development. The County is doing this to prepare for additional population and employment growth and ensure that the updated OP supports healthy, compact and complete communities in Wellington as directed through *A Place to Growth: Growth Plan for the Greater Golden Horseshoe*.

In December 2021, the County provided an update on the Official Plan Review process and engaged community members to gather public input and answer questions on the County of Wellington's MCR. The County also presented the growth forecasts and municipal allocations, and land needs assessment analyzed by the County's consultants, Watson & Associates Economists Ltd.

This consultation builds on the Phase 1 Report presented in June 2021, which focused on the proposed Urban Structure and Growth Analysis for the County of Wellington. To learn more about the work completed in Phase 1, please [review the presentation](#) and [read the consultation summary](#). The draft Phase 1 MCR Report: Urban Structure and Growth Allocations is also available on the website. Phase 2 work focuses on Urban Land Needs and Policy Recommendations and the Report's findings were the topic of this consultation. A third phase of work is planned that will examine the results of the Phase 2 and determine appropriate locations for potential Settlement Area Boundary expansions.

Meeting Promotion

Members of the public who wished to join the Virtual PIC were requested to register in advance. Individuals could also join the meeting by calling in by phone.

A public notice regarding the Virtual PIC was published through the Wellington Advertiser two weeks before the meeting. The meeting was also promoted through the County's social media platforms to raise awareness.

Meeting Overview

The Virtual PIC was held on December 13, 2021, with a purpose to:

- Provide an update on the County of Wellington's MCR and OP Review process
- Review the growth forecasts and municipal allocations, and present the municipal results of the Land Needs Assessment
- Gather feedback and answer questions participants have about Wellington County's MCR

The meeting presentation was publicly posted in advance on [Plan Well](#), the County of Wellington's Official Plan Review website, to allow participants the opportunity to review beforehand or follow along if they joined the meeting by phone. **In total, 50 participants joined the meeting.**

Susan Hall (Facilitator from LURA Consulting) began the meeting with an introduction and overview of the meeting agenda. Sarah Wilhelm (Manager of Policy Planning at the County of Wellington) provided introductory remarks and a brief context to the County's Official Plan review process. Jamie Cook and Brad Post (Consultants at Watson & Associates) delivered a presentation on the following topics of the OP Review:

- Policy Context and Growth Plan
- Urban and Rural Systems
- Population and Employment Growth Forecasts
- Urban Community Area and Employment Area Land Needs, Approach and Methodology
- Residential Intensification
- Excess Lands

Susan Hall facilitated a discussion to receive feedback and comments from members of the public. A summary of the facilitated discussion is provided below.

What We Heard

General OP Review and MCR process

Participants were invited to ask questions and share their comments regarding the approach to accommodating population and employment growth in the County of Wellington.

Participants were asked the following question to prompt discussion:

- What questions, comments and feedback do you have on the approach to accommodating population and employment growth in Wellington County?

The questions, answers and comments are included as follows. Questions are marked by a 'Q', comments are marked with a 'C', and answers and responses are noted with an 'A'.

Q: Will the MCR become part of OPA 119, and can you clarify the relationship between them?

A: OPA 119 captures part of the work from Phase 1 and other aspects of the MCR are rolled out in the future phases.

Q: Would areas like Crieff and Killeen be considered Hamlets and is there an opportunity to expand small settlements when considering future growth? There is a great deal of residential expansion in Puslinch, so I struggle to see why it has been given a 0% growth rating.

A: The 0% only speaks to the intensification components and not to total population, housing, or employment growth being forecasted for Puslinch. There is moderate growth for housing, population, and employment in Puslinch, but it is not classified as intensification as defined by the Growth Plan. The County cannot identify a specific intensification target for settlement areas in Puslinch, because the Province has not identified any delineated built-up areas in these settlement areas due to their size and servicing. However, this does not mean that there cannot be any intensification within the definition of the Growth Plan. Crieff and Killeen are not identified as a Hamlets within the County Official Plan. These areas may have had some status in the former Puslinch Official Plan, but that was never carried forward into the County's Official Plan. The growth structure is being dealt with as part of OPA 119. Killeen was not recognized in the former Puslinch Official Plan. There is a policy that is being proposed to remove, and it is a policy that allows for infilling in rural settlement areas.

Q: How will the second stage of Audrey Meadows (Country Residential home development in Puslinch) be impacted?

A: The expansion of the Country Residential Subdivision is subject to site specific applications that are currently active, and the County cannot comment on those applications at this point in time. The County has received comments on Audrey Meadows for OPA 119 and the MCR, and these will be reviewed with all other comments received.

Q: I own a property in Arthur. If I wanted to build a business on my fallow field, would I be able to use that area, or would that be considered excess land?

A: This is difficult to answer without looking at a map and identifying where the designated excess lands are located. A closer look at the area is needed to provide a more accurate and specific answer.

Q: Wellington North is the only area identified with excess land. Would property owners be limited in how these lands are developed in the next ten years, and in what other ways would they be impacted?

A: The Province is asking for an identification of excess lands through the Growth Plan. The land designations will have to be reviewed against the results of the land need

requirements and will be subject to infrastructure capacity and constraints. This can limit growth but will need to be further examined.

Q: Are the 130 hectares of excess land in Wellington North residential, employment or both?

A: They will be a combination of community area, employment area and Future Development lands.

Q: Centre Wellington will require growth to 2051 as part of the 319 hectares. Does this include the non-built-up areas within the areas noted as designated greenfield lands in the current Official Plan?

A: Yes, an additional 319 hectares is needed in addition to the already designated lands. It will be above and beyond what has been designated.

Q: A minimum of 20% of Wellington's housing growth is planned through intensification in the delineated built-up area, including the protected Elora and Fergus heritage areas. What technical studies have been conducted to identify the appropriate intensification capacity that can be accommodated within the heritage areas, considering their low-rise small-town scale and historic streetscapes?

A: There is a heritage planner at the Township who is looking at the heritage areas in the County. There are also tools within the current Official Plan that require a heritage impact assessment and conservation plans that address potential impacts of a development proposal to areas adjacent to heritage resources or on a property containing heritage resources. These are evaluated on a case-by-case basis within the context of each proposal.

Q: There are concerns that accommodating growth in existing settlement areas that are heavily populated might lead to sprawl. Would an alternative approach be to create new centres or facilitate growth in smaller population centres?

A: There is currently a well-established structure to identify where growth exists and where it will be directed in the long-term. The primary focus will be on the urban centres given that this has already been set out in the provincial policy documents. In addition to provincial policies, market demand is also being considered. Shifting a little bit more growth into the northern communities of Minto and Mapleton is also being considered, but this requires balance. Determining how much is appropriate to shift requires ongoing monitoring of the projections to the actual growth. This is also why an update at a minimum of every ten years is useful so that trends can be continually reviewed and plans adjusted accordingly over time. Additionally, while the provincial policy statement allows for new settlement areas to be designated, the Growth Plan does not allow new settlement areas to be created, making it challenging.

Q: If Puslinch is designated a Hamlet, what type of developments could go there?

A: This identification is part of Official Amendment 119. The type of developments in the proposed Hamlet would be the same developments as in other Hamlets, which includes small-scale residential, commercial, etc.

Q: With the majority of the residential and employment land expansion occurring in Centre Wellington, is there information on the percentage of the expansion that will be required for Fergus and Elora?

A: These details have not been covered in this presentation, and it is something that will be identified in the coming months with the release of the detailed phase 2 Report. We will keep any questions or comments in mind when we get to that report.

Q: When will we see a plan identifying the excess land in Arthur?

A: This will be provided in the Phase 2 report.

Q: The potential of increased traffic and blocked access to fields and agricultural suppliers could be challenging for many farm businesses. Is the movement of agricultural equipment considered in the analysis of how development is laid out?

A: The agricultural and rural component of the review will relate to the agricultural land base mapping, which is one specific part of the review. This area is being considered, but it is important to note that there are some limitations on the extent of growth in agricultural areas.

C: One of the key provincial legislation and policy constraints imposed on growth is that the County of Wellington is required to satisfy statutory requirements from the Planning Act and the Growth Plan to ensure that its cultural heritage resources are protected and conserved. Any proposed amendments to the Official Plan must implement the statutory requirements to protect the County's cultural heritage resources while ensuring that it fully complies with the provincial legislation and policy constraints.

The Association of Municipalities Ontario provides a helpful guide to understanding the differences between County and Regional government structures and their associated responsibilities. Learn more at the [Association of Municipalities Ontario's website](#).

Settlement Area Boundary Expansion

Participants were presented with a range of considerations for the Settlement Area Boundary Expansion and were asked the following question to prompt discussion:

- Are there any major considerations we should add to settlement area boundary expansion?

The questions, answers and comments are included as follows. Questions are marked by a 'Q', comments are marked with a 'C', and answers and responses are noted with an 'A'.

Q: Will new police, paramedic and fire stations be considered as the population increases?

A: One of the key aspects of the work that needs to be considered is the need for services associated with population and employment growth. The County and the municipalities work together to deliver emergency medical services (EMS) in terms of where these can be located and provided. One of the things that Watson & Associates Economists LTD is also undertaking is updating the County of Wellington's Development Charge Background Study. Each of the County's hard and soft services is being reviewed through various master planning studies in various stages of work. The County ensures that it aligns capital requirements across all services to growth within the County.

Q: Will the County consider the local municipalities' growth preferences or decide unilaterally where the growth will occur?

A: The County has been working with its member municipalities throughout the process. There is a technical committee comprising all the municipal CAOs and planning staff or consultants from the municipalities. Municipalities are aware of the work taking place and the proposed plans. Their ideal scenarios and comments are also being considered. The County is regularly communicating with the local municipalities and will continue to do so throughout all the phases of the project.

Q: As a farm owner, I am concerned that urban residents have a much louder voice. How would you balance the rural business voice with the urban residential voice to preserve Wellington County's fertile and productive farmland?

A: It is important to consider multiple perspectives. There are still comments coming in about heritage aspect, so it is still an ongoing discussion. There is an active effort to listen and try to give everything the same level of importance, but at the same time acknowledging that there are critical areas that need to be balanced.

Written Feedback

Following the meeting, the County of Wellington received one submission by email. The following key points were raised through written feedback:

- Cultural heritage and agricultural land policies should be considered statutory constraints as the process continues.
- The dialogue between staff, councils and citizens needs to be improved on to develop policy that is compliant with all the provincial and municipal policies.
- The OPA's growth management and intensification criteria need to expand and include the rights of nature, heritage conservation and climate change, and the proposed amendments to OPA 119. There needs to be more information on how the expansion of the urban boundaries would be compliant with Places to Grow and the Provincial Policy Statement.

- More transparency is required for the County's process to determine a municipality's growth preferences and where to find policy relating to the municipality requesting alternative targets.

Wrap Up and Next Steps

Susan Hall of LURA Consulting provided participants with the project team's contact information for any additional feedback and wrapped up the meeting. Participants can provide their feedback and comments until January 9, 2022. Members of the public can contact the project team by email or by phone at:

Contact: Sarah Wilhelm, Manager Policy Planning

Phone: 519-837-2600 ex 2130

Email: planwell@wellington.ca

Mailing Address: ATTN Planning Department

74 Woolwich Street

Guelph, ON

N1H 3T9

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 060-2022

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 Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Part of Lot 23, Concession B Peel Parts 1 and 8 Plan 61R-10173 being approximately 3.68 hectares in area and located within the southwesterly limit of the property known municipally as 7970 Wellington Road 12, as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural Exception (A-1) to Holding (H) Rural Industrial Exception ((H)RIN-16)**.
2. THAT Section 33 of By-law 66-01 is amended by inserting the following new exception as subsection 33.16:

33.16 Lot 23 Conc B (Peel)	(H)RIN-16	<p>a) <u>Permitted Uses</u> Notwithstanding Sections and or any other provisions to the contrary, the permitted uses shall be limited to a public building, public uses, public works yard and accessory uses, buildings and structures.</p> <p>b) <u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, where the Holding (H) provision is in place on the property, permitted uses and buildings are limited to those legally existing as of the date of passing of this amendment until the Holding (H) provision is removed by Council. The Holding provision may be removed when Council is satisfied that an archaeological assessment has been prepared for the land and a letter has been received from the Ministry of Heritage, Sport, Tourism, Culture Industries confirming that the report has been entered into</p>
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		the Ontario Public Register of Archaeological Reports and all recommendations of the archaeological assessment have been carried out.
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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 9TH DAY OF MAY, 2022.

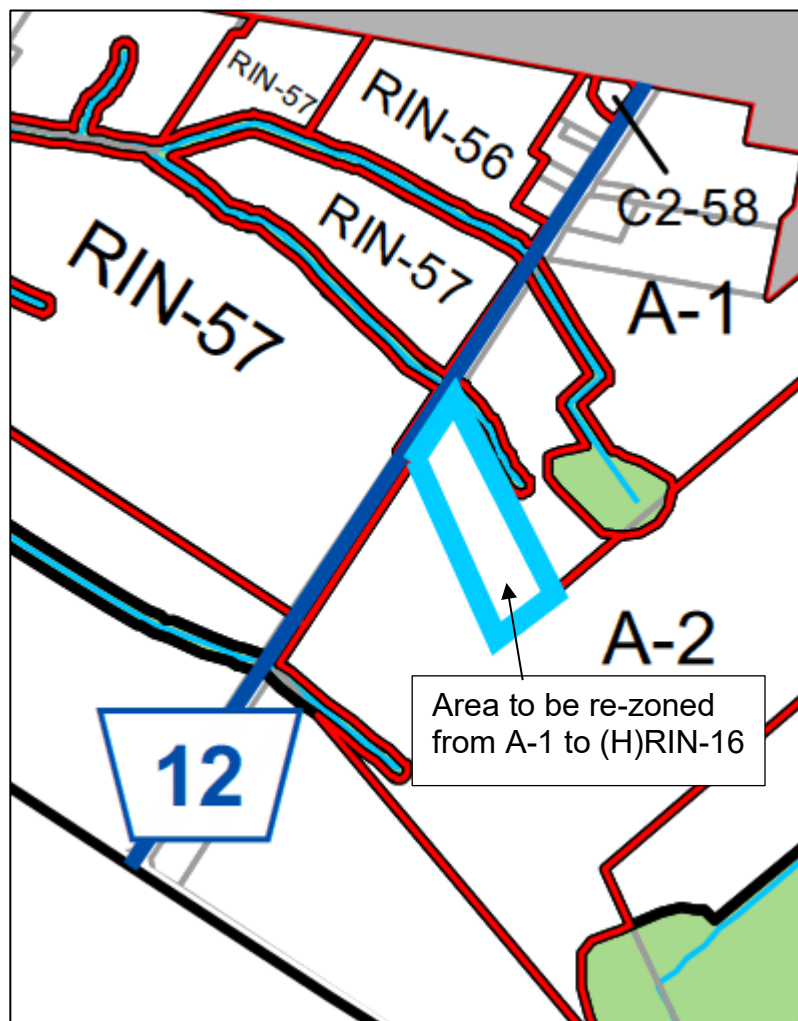
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 060-22

Schedule "A"



This is Schedule "A" to By-law 060-22

Passed this 9th day of May, 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 060-22

THE LOCATION OF THE SUBJECT LANDS The subject property is legally described as Part of Lot 23, Concession B Peel Parts 1 and 8 Plan 61R-10173 and is part of the property with a civic address of 7970 Wellington Road 12. The lands subject to amendment is 3.68 ha (9.1 ac) in size and are currently zoned Agriculture Exception (A-1).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to a Rural Industrial Exception (RIN-16) Zone to limit the permitted uses to a public building, public uses, public works yard and accessory uses, buildings and structures, to permit the proposed use of the land by the County of Wellington for a public works garage and yard and a future ambulance station. A Holding (H) provision requires an archaeological assessment to be completed for the lands, a Ministry letter confirming the report has been entered into the Ontario Public Register of Archaeological Reports, and for the recommendation of the archaeological assessment to be carried out.

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

BY-LAW NUMBER 059-2022

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 Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as N Part Lot 11, Concession 3 with civic address of 9230 Concession 2 as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural (A) to Agricultural Exception (A-2)**.
2. 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.
3. 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 9TH DAY OF MAY, 2022.

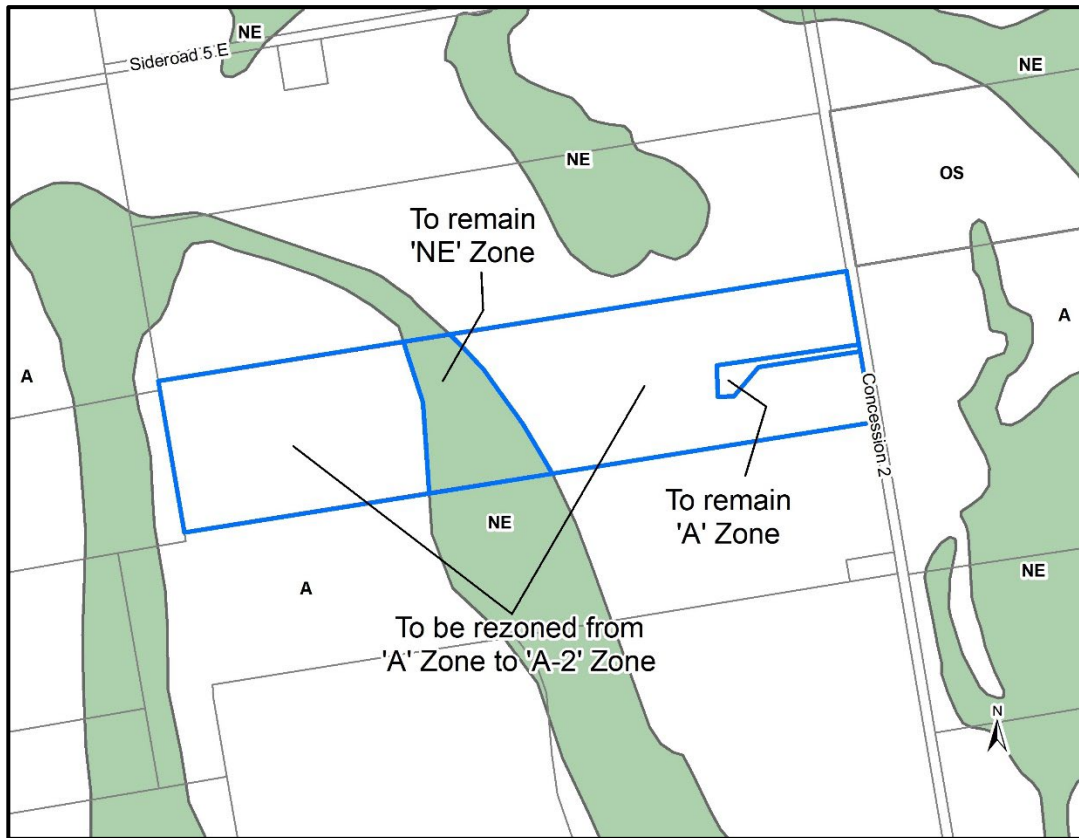
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 059-22

Schedule "A"



This is Schedule "A" to By-law 059-22

Passed this 9th day of May, 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 059-22

THE LOCATION OF THE SUBJECT LANDS The subject property is legally described as N Part lot 11, Concession 3 with a civic address of 9230 Concession 2. The lands subject to amendment is 39.8 ha (98.3 ac) in size and are currently zoned Agriculture (A) and Natural environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel. This rezoning is a condition of severance application B44-21, that was granted provisional approval by the Wellington County Land Division Committee in September, 2021. The consent will sever a 0.67 ha (1.65 ac) rural residential parcel with an existing dwelling and a garage. A vacant 39.8 ha (98.3 ac) agricultural parcel would be retained.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF SPECIAL COUNCIL MEETING – APRIL 21, 2022 AT 5:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING**

Members Present:

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

Staff Present:

Director of Legislative Services/Clerk: Karren Wallace
Human Resources Manager: Amy Tollefson

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2022-140

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda for the April 21, 2022 Special Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

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: 2022-141

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 5:01 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; a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED

1. REPORTS

- REPORT HR 2022-001 CAO Recruitment Agency Selection

2. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2022-142

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 5:17 p.m.

CARRIED

RESOLUTION: 2022-143

Moved: Councillor Yake

Seconded: Councillor Hern

THAT Council of the Corporation of the Township of Wellington North receive report HR2022-001 being a report on hiring an Executive Recruitment Agency to assist with the recruitment of the Chief Administrative Officer position;

AND FURTHER THAT Council approve the hiring of the Executive Recruitment Agency, Waterhouse to fulfill the full cycle recruitment for the CAO position;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to enter into an agreement or other necessary documents.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2022-144

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 045-22 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Special Meeting held on April 21, 2022 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2022-145

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Special Council meeting of April 21, 2022 be adjourned at 5:19 p.m.

CARRIED

MAYOR

CLERK

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – APRIL 25, 2022 at 7:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=KpE169ndn-Y>**

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 Operations: Matthew Aston
Community Recreation Coordinator: Mandy Jones
Manager of Recreation Services: Tom Bowden
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Director of Fire Services: Chris Harrow
Senior Planner: Jessica Rahim**

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2022-146

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the April 25, 2022 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

AWARDS, DECLARATION, RECOGNITION

Mayor's Proclamation: Volunteer Week

WHEREAS, 24 million Canadians give their time through formal or informal types of volunteering, contributing close to 5 billion volunteer hours per year; and

WHEREAS, volunteers in the Township of Wellington North mentor our children, support those feeling isolated, beautify our green spaces, and fundraise for our charitable organizations; and

WHEREAS, volunteers in the Township of Wellington North have stepped up during the COVID-19 pandemic to support families, friends, neighbors, and strangers, people

standing up to systemic racism, and people sharing insights on how to create a more just and equitable society; and

WHEREAS, the Township of Wellington North's volunteers are individuals, families, workers, retirees, community members of all ages and backgrounds; and

WHEREAS, the collective result of the work done by our communities volunteers is that the Township of Wellington North is a more desirable place to live; and

WHEREAS, organizations in the Township of Wellington North that rely on volunteers include such fundamental organizations as the Louise Marshall Hospital, Cancer Patient Services, MF Community Pantry, Arthur FoodBank, Lynes Blacksmith Shop, MF Fireworks Festival, our Agricultural Societies, Historical Societies, Horticultural Societies, Lions Clubs, Optimist Clubs, Get-in-touch-for-hutch and many more, and

NOW, THEREFORE, I, Andy Lennox, Mayor of the Township of Wellington North do hereby proclaim April 24 – 30th, 2022, as National Volunteer Week, and urge my fellow citizens to recognize the crucial role played by volunteers in our community.

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

The County Roads Master Plan process is something that Wellington North use as a model to help navigate what our roads and transportation needs are going to be for the coming years as we anticipate what growth in our community. Things like incorporating the active transportation elements of our transportation plan and creating data driven ways to employ safety features and things on our roads. Last month County Council endorsed several community safety zones, including one on Sligo Road in front of the high school. Using the model, we can look at roads needs from a growth perspective, as well as what we can do to set the stage for what safety features we need to incorporate into our roads to keep them safe for all users, not just vehicles; but also, cyclists, pedestrians, members of our community that use horse and buggy, etc. This is a tool we should look at using soon to plan the needs of our roads for the coming years.

Social Services Department is looking to put together some support services so that if we happen to have those fleeing the conflict in Ukraine come to our community they will have the pieces in place to have housing and the necessary things they need to adapt to living in our communities.

The County is hosting a writer's festival. This is a chance to see what kind of writers we have in our community. It's great to celebrate the talent in our communities.

The Province has announced a funding for a major expansion for Caressant Care in Arthur including significant growth in beds and upgrade of existing spaces.

The County is going through a Municipal Comprehensive Review of the Official Plan. Coming up soon is the land needs requirements needed to carry us through to 2051. Wellington North has significant lands designated as Future Development that we can employ; but, more discussion needs to be had in terms of how we envision our community developing in the future.

Ride Well continues to be a great service, supported by the Province, and delivered by the County. They are looking to move back toward ride sharing, which was stopped during the pandemic. This will help lower costs for people to get around, especially when there are two or three people going to the same place. Ridership is still growing but awareness is still needed.

The Household Hazardous Waste Depot is at Riverstown for the month of April and will be back in December. The first yard waste pick up was held last week. The next one will be the week of May 16th. Plans are to do monthly pick ups and twice monthly during leaf season.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2022-147

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the April 25, 2022 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- Kyle Woods, Zoning Amendment

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2022-148

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the April 25, 2022 Regular Meeting of Council at 7:28 p.m.

CARRIED

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, Aril 11, 2022
2. Public Meeting, April 11, 2022

RESOLUTION: 2022-149

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on April 11, 2022 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

1. April 11, 2022 Council Meeting re: deputation Markham Waterloo Mennonite Conference, Proposed Mennonite meeting house and Parochial Elementary School

“Council will revisit this matter to discuss how to facilitate a solution, and what it would look like”

Previously Council was considering the option of allowing the school and church in a prime agricultural area outside of the urban boundary of Arthur. While the County is the approval authority, a recommendation by Wellington North to the County would carry influence at the County if such an application were to occur. In the interim the Mayor was approached by a property owner in Arthur who is looking to turn some currently classified industrial land to residential and they were having discussion with the Mennonite group to possibly accommodate a church on their property. There is currently an application at the County to redesignate the land from industrial to residential as the owner would like to develop residential on the property. Through the initial land needs study for the Official Plan update there is a need for a small amount more of residential land other than what was already recommended; but, not that whole property. This could offer a possible solution if the Mennonite Church group can work with the developer, it might make an excellent buffer between the residential and the lighter industrial area. Wellington North would have to let the County know that we are supportive of this and ask that they give it serious consideration. There are more than 160 acres, or more, of Future Development lands on the north end of Arthur. It was suggested that it would make sense to redesignate Future Development land along Wells Street to Industrial. For that to happen the current owner will want Council's support to convince the County that this is the right thing to do.

Council was supportive of this option and directed staff to bring this matter to a future agenda on the direction of the Mayor.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

2a, 4a, 4b, 6c

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2022-150

Moved: Councillor Hern

Seconded: Councillor Yake

THAT all items listed under Items For Consideration on the April 25, 2022 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 150th Committee meeting held on April 4, 2022.

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 April 12, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated April 19, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2022-011 being a report on Civil Marriage Solemnization Services; AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law to amend By-law 070-18 to delegate the authority to provide marriage solemnization services within the Province of Ontario to Tasha Grafos;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law to amend Schedule A By-Law 117-21 being a by-law to establish fees and charges for various services provided by the municipality;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law to amend Schedule A By- 116-21 being a by-law to adopt a delegation of authority by-law wherein the Clerk or Designate is hereby delegated to amend the procedures in this by-law from time to time.

THAT the Council of the Corporation of the Township of Wellington North receive the Township of Southgate Notice of Virtual Public Meeting concerning a proposed New Official Plan.

THAT the Council of the of the Corporation of the Township of Wellington North receive The Royal Canadian Legion, Branch #134, Mount Forest correspondence, dated April 11, 2022, requesting approval for placing a tent in their parking lot to host a licensed music/beer tent in conjunction with the Mount Forest Fireworks Festival; AND FURTHER THAT the Council of the of the Corporation of the Township of Wellington North has no objection to The Royal Canadian Legion, Branch #134, Mount Forest application to the AGCO for a temporary extension to their current liquor license for the purpose of their participation in the Mount Forest Fireworks Festival community event on Friday, July 15, 2022 from 3:00 p.m. to 1:00 a.m.; Saturday, July 16, 2022 from 11:00 a.m. to 1:00 a.m.; and Sunday, July 17, 2022 from 12:00 p.m. to 10:00 p.m.

AND FURTHER that staff work with the RCL Branch 134 in submitting their request for a noise exemption and bring the request to a future meeting of Council;

AND FURTHER THAT staff work with the RCL Branch 134 in applying for a CIP grant for the cost of the permit fees.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2022-151

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-016 being an overview of the April 13th, Growth Housing & Development Public Information Meeting;

AND FURTHER that Council supports the staff recommendation to engage the community in a housing survey to help guide the Townships growth & housing efforts moving forward.

CARRIED

Council directed staff to arrange a Growth Housing & Development Public Information Meeting in Mount Forest in May.

RESOLUTION: 2022-152

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2022-016 being a report on the award of the Township's 2022 sidewalk program;

AND FURTHER THAT Council award the request for tender 5528-22 to C&G Concrete at a cost of \$108,625.90 plus applicable taxes;

AND FURTHER THAT Council authorize the Director of Operations or their designate to sign any necessary agreements to execute this project.

CARRIED

RESOLUTION: 2022-153

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2022-017 being a report on the award of the Domville Street reconstruction project;

AND FURTHER THAT Council award the request for tender 5981-22 to Drexler Construction Limited at a cost of \$1,984,970.00 plus applicable taxes;

AND FURTHER THAT Council direct staff increase the budget associated with this project by \$75,000.00;

AND FURTHER THAT Council approve utilization of a combination of Waterwork Reserve Fund and Sanitary Sewer Reserve Fund, respectively, for any water / sewer related overage and unallocated 2022 Ontario Community Infrastructure Funds (OCIF) for any roads related overage to fund the gap between approved budget and actual costs;

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

CARRIED

RESOLUTION: 2022-154

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated April 20, 2022, from Geoffrey Gladdy, Director, West Operations, Ministry of Transportation, regarding the Township of Wellington North 2022-23 Connecting Links Program project submission.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern (Ward 3):

- Arthur 150 meeting being held this evening.

- Cultural Roundtable had a new volunteer meeting, and the Committee has identified and recommended several additions to the Committee. A report will be coming to Council.
- Arthur BIA had a good meeting and is planning a hybrid meeting for the next meeting.
- Arthur Chamber of Commerce meeting was cancelled because the growth meeting was the same evening.
- Mount Forest Chamber of Commerce is working on a fall guide

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure Committee meeting on May 10 at 6:30 p.m. in conjunction with the Mount Forest Aquatics Ad Hoc Advisory Committee for the Mount Forest Pool Fundraising.

Mayor Lennox:

- Attended a meeting with the Mount Forest Lions Club last Wednesday. He spoke about the amount of growth and development and housing needs in our community. The Lions Club inquired about the need for more parks and playgrounds as we grow as they are major contributors to parks and playgrounds in Mount Forest. The pool project was discussed and he was asked if it would be more cost effective to fix the existing pool.
- He was invited to bring greetings to Mount Forest Legion Auxiliary Zone meeting on Sunday.

Council discussed the Mount Forest pool project and the feasibility of fixing the existing pool.

RESOLUTION: 2022-155

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North direct staff to bring this item to the next Council meeting for a discussion and decision regarding a feasibility study on rehabilitating the existing pool.

CARRIED

BY-LAWS

- a. By-law Number 046-22 being a by-law to authorize the sale of real property South Water Street being Part 1, 61R22145 Mount Forest, Wellington North, PIN: 71053-0049 (LT) (Michael and Amanda Metzger)
- b. By-law Number 047-22 being a by-law to authorize the sale of real property South Water Street being Part 3 and 5, 1R 22145 Mount Forest, Wellington North, PIN: 71053-0049 (LT) (Margaret Reid)

RESOLUTION: 2022-156

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Number 046-22 and 047-22 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating Our Volunteers

Wellington North is blessed to have such a tremendous group of volunteers in our community, and it is important that we take the opportunity to thank and celebrate them for everything they do, to help make Wellington North a great place to live, work and raise a family.

On behalf of council and staff we invite all volunteers in our community to join us on Thursday May 5th, 2022, for our second annual volunteer appreciation dinner.

The celebration will be a drop-in event held between 5:00pm - 7:00pm at the Arthur & Area Community Centre 158 Domville Street Arthur. The event will include a catered meal, cake cutting and Mayors welcome at 5:30pm.

This celebration will fall one week after the 2022 National Volunteer Week. The 2022 theme is Volunteering Is Empathy In Action and affirms the strong connection between volunteerism and empathy. This profoundly human connection is at the heart of healthier individuals and stronger communities. Empathy is a quality that can help people relate to others and build awareness around different experiences. It connects people in ideas and actions and helps create bonds forged in common goals and aspirations.

Volunteers are the heart of Wellington North, and we look forward to recognizing and celebrating volunteerism in our community. We urge everyone to recognize the crucial role played by volunteers in our community and we hope you can come out and join us on May 5th". Although the registration deadline has passed, we can still accommodate last minute requests. Please email volunteer@wellington-north.com.

Submitted by the Wellington North Cultural Roundtable

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: 2022-157

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 8:36 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

- HR 2022-002 being a report on a proposal regarding the Chief Administrative Officer (CAO) position

2. REVIEW OF CLOSED SESSION MINUTES

- April 11, 2022

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2022-158

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 9:05 p.m.

CARRIED

RESOLUTION: 2022-159

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2022-002 being a report on a proposal regarding the Chief Administrative Officer (CAO) position;

AND FURTHER THAT Council appoint Darren Jones Interim CAO – Administration/ Development/Fire for a period not exceeding 6 months effective June 1, 2022;

AND FURTHER THAT Council appoint Matthew Aston Interim CAO –

Operations/Treasury for a period not exceeding 6 months effective June 1, 2022;

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

CARRIED

RESOLUTION: 2022-160

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 11, 2022 Council Meetings.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2022-161

Moved: Councillor Hern

Seconded: Councillor Burke

THAT By-law Number 048-22 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 April 25, 2022 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2022-162

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Regular Council meeting of April 25, 2022 be adjourned at 9:07 p.m.

CARRIED

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – APRIL 25, 2022 @ 7:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=KpE169ndn-Y>

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 Operations: Matthew Aston
Community Recreation Coordinator: Mandy Jones
Manager of Recreation Services: Tom Bowden
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Director of Fire Services: Chris Harrow
Senior Planner: Jessica Rahim

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

Kyle Woods, 9638 Concession 8

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Concession 9, Part of Lot 1 RP 60R2423, Part 1, and known Municipally as 9638 Concession 8 and the Northeast corner of Part of Lot 1, Concession 9 known Municipally as 9630 Concession 8, Geographic Arthur Township. The property subject to the proposed amendment is approximately 0.89 ha (2.2 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a commercial licensed automotive body repair shop, automotive sales and service establishment, and salvage yard (commercial towing, salvage, vehicle storage and light and heavy vehicle repairs) on the property. The property is currently zoned Agricultural with a site specific provision (A-25) which permits an Agricultural Equipment Rental Business. 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 April 1st, 2022.

PRESENTATIONS

Jessica Rahim, Senior Planner, County of Wellington, Township of Wellington North reviewed her Planning Report dated April 14, 2022.

Summary

The purpose of this zoning amendment is to rezone the subject lands to permit a commercial licensed automotive body repair shop, an automotive sales and service establishment and a salvage yard on the property. The proposed amendment would recognize the current business which includes commercial towing, salvage, vehicle storage and light and heavy vehicle repairs.

The current business was operating out of the building that was destroyed by a fire in 2020. The applicant's intent is to construct a new 3,500 ft² shop on the subject property in order to continue to operate the business. The current zoning (A-25) permits an Agricultural Equipment Rental Business, which does not allow for the existing business.

This report provides an overview of the proposed zoning by-law amendment application and any comments received to date. A Public Meeting is scheduled for April 25, 2022. This meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the proponent regarding the application.

INTRODUCTION

The lands subject to the proposed amendment are described as Concession 9, Part of Lot 1 RP 60R2423, Part 1, and known Municipally as 9638 Concession 8 and the Northeast corner of Part of Lot 1, Concession 9, known Municipally as 9630 Concession 8, Geographic Arthur Township. The property subject to the proposed amendment is approximately 0.89 ha (2.2 ac) in size.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands in order to permit a commercial licensed automotive body repair shop, automotive sales and service establishment, and a salvage yard (commercial towing, salvage, vehicle storage and light and heavy vehicle repairs) on the subject property. The property is currently zoned Agricultural with a site specific provision (A-25) which only permits an Agricultural Equipment Rental Business.

PROVINCIAL POLICY STATEMENT (PPS)

Section 4.2 of the PPS outlines that decisions of Council for zoning by-law amendments shall be "consistent" with the policies of the PPS.

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 Guidelines on Permitted Uses in Prime Agricultural Areas specifically lists off automotive dealerships, towing

companies, machine shops or wrecking yards as uses that would not be considered as agriculturally related uses.

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 the criteria listed above, the proposed commercial use is not located on a farm, and therefore is not secondary to the principal agricultural use of the property. It should also be noted that some uses may be better suited to settlement areas where municipal services are available.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE, and a small portion is CORE GREENLANDS. Under section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted as agricultural related uses.

Section 6.4.4 further outlines that home and farm businesses are to be 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.

Section 6.4.5 further outlines that “small scale agricultural-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms”.

ZONING BY-LAW

The subject lands are zoned Agricultural Site Specific (A-25) and Natural Environment (NE). The property was rezoned in 2006 to permit an Agricultural Equipment Rental Business. The business was considered to be an “agriculturally related use” under Provincial Policy and the County Official Plan. The applicant provided supporting information about the business, which demonstrated that the Agricultural Rental Business served farmers and was required to be in close proximity to the farmers.

The current application is seeking to add a commercial licensed automotive body repair shop, automotive sales and service establishment, and salvage yard as permitted uses on the property. These automotive uses are typically located in urban centres where municipal services are available.

The Township zoning by-law currently prohibits a ‘Salvage or Wrecking and Recycling Facility’ in all zones.

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

SITE PLAN CONTROL

The proposed development will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

NEXT STEPS

A final report and planning recommendation will be provided following the public meeting and resolution of any outstanding matters.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Technician, Saugeen Conservation

- Letter dated April 20, 2022 (No Objections)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Kyle Woods, Applicant, was present to answer questions regarding the application. He noted that the zoning amendment isn't necessarily for the body shop, but is mainly for towing, vehicle storage, enclosed impound and to be able to build a new shop since the fire happen a year and a half ago.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Burke inquired about the salvage portion of the proposal, noting many salvage yards have multiple vehicles piled up and she wondered how we get around requests to have by-law enforcement involved in things. What is the intent of the salvage yard? Mr. Woods explained that the salvage was added because as of 2019 businesses must be registered with the Environmental Activity and Sector Registry (EASR) to have end of life vehicles on the property and deals in mostly these types of vehicles. Mr. Woods wants to be able to process those vehicles that are end of life as soon as possible to maximize his income and profitability. He is not looking for a wrecking yard or to sell parts. In the proposal there is a plan for a larger enclosed compound that will be fenced to keep things out of sight. He wants to be able to get rid of the storage trailers that have been in use since the fire and clean up the property.

Ms. Rahim added that the salvage yard is not technically permitted in any uses in the Township Zoning By-law. This would be site specific to recognize the salvage yard. It is also subject to site plan approval. They could come back with two separate by-laws: one allowing the automotive uses and salvage yard and one with just the automotive uses. Council would have the opportunity to look at both at the next meeting.

Mayor Lennox inquired if it would be recommended to put those provisions in the zoning by-law amendment or if it would be better dealt with through site plan. Ms. Rahim suggested that a few of the provisions would be within the site-specific zoning to narrow that down and allow for situations similar to this where there was an old rezoning on the property and then goes to a new owner. Right now, the site-specific zoning doesn't have much detail and only allows for agricultural repair. They will include more detail regarding location through the zoning and the screening would be through the site plan agreement.

ADJOURNMENT

RESOLUTION: 003-2022

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Public Meeting of April 25, 2022 be adjourned at 7:27 pm.

CARRIED

MAYOR

CLERK

Date: Wednesday, April 20th, 2022 @ 7:30pm via Zoom Video Conference

Board Members Attendance: Mitch Keirstead, Angela Alaimo, Jim Coffey, Lisa Hern (Councilor), Paula Coffey, Tom Gorecki, Keith Harris (Chair), Gord Blyth

Board Members Absent: Sheila Faulkner

Other Attendees: Dale Small (WN Economic Development Officer)

Review and adoption of the agenda > passed

Arthur 150th Discussion on expenses & approvals:

Dale Small summarized the Arthur 150th discussion items descriptions and made the suggestion for each of the items that are agreed upon by the Arthur BIA board members that the township will commit to a 50/50 split on costs.

Radio Advertising - APPROVED

- The Grand 101.1 FM – Paula Coffey to follow up with them and place the order for \$381/Week for a two-week run prior to the Shop Local on July 2nd.
- The River 88.7 FM – Dale Small suggested the township will set-up the same two-week program and cover this cost.

Print Advertising - APPROVED

- It was decided to go ahead with a ½ page ad in mid-late June to promote the Shop Local event, July 2nd.

Live / Music Entertainment on George Street - APPROVED

- Live music placement in two areas at the opposite ends of the street. It was noted that it may be best not to have a stage set up close to the Arthur Library as they are planning outdoor events themselves and the music may interfere.
- Gord to pass on the name of the musician that performed a Christmas Show at the Norgan Theatre in Palmerston Dec 2021. >>> The Cara Smith Band <http://www.carasmithcountry.com/>

Canada Day Banners – NOT APPROVED

- It was decided not to approve the purchase of the Canada Day Banners

Miscellaneous

- Arthur 150 Book – APPROVED | full-page with colour for \$375 + HST. Tom to discuss with Jeff McKee about ad copy ideas.
- Street Buskers – NOT APPROVED
- Portable Washrooms – APPROVED | Lisa Hern suggested the BIA cover this cost for the 150 Organizing Committee and Mitch suggested doubling the budget from \$500 to \$1,000 in order to double the number of portable washrooms in the downtown area for the Shop Local event.

Keith Harris – Motion to approve these Arthur 150th items discussed

Tom Gorecki – seconded

PASSED

Financial Update

Tom Gorecki – 10,658.79 balance as of April 20th, 2022. A \$5,000 payment was made to someone ?? and the first repayment of \$12,699.00 was made to the township. Three more deposits are expected to come from the township yet this year. There is a savings to be realized of close to \$8,000 since there is no longer a BIA employee.

Work Plan Discussion

Paula Coffey – Planters have been ordered and flowers need to be added on to the Projected Budget for 2022. Paula to connect with Dan Farley from the township to identify bench locations throughout the downtown.

Keith Harris – Pole Banners, for curb extension, motion to accept the design and place order. PASSED. Paula to work on ordering the pole banners.

Arthur Legion Mural – Paula to work on getting another quote for the mural painting. Work towards a November 11th, 2022 unveiling of the mural.

Community Art Location

- Suggestion was made to set up a Community Art Project committee. Three current BIA board members and up to two people outside of the BIA to make up the committee.
 - Angela Alaimo, Paula Coffey and Mitch Keirstead representing the BIA. These three committee members will reach out to attract public committee members.
 - Mitch to contact the Mulhollands (sp?) about using the side of their building to be a part of the art installation.
 - Keith made a motion to strike up a Community Art Project committee. 2nd – Paula Coffey – PASSED
-

Roundtable Discussion Items / Items of Interest

Angela Alaimo – suggested that the BIA circulate a list of potential projects and on-going projects to the BIA membership (building owners and business owners) so they better understand what the BIA committee members are doing.

- Action item #1 – Dale Small to send Angela the list of contacts that was used to contact business owners and building owners when wanting to introduce a BIA to Arthur.
- Action item #2 – Keith Harris to ask how other BIA's manage their lists of building owners and business owners.

Keith Harris – Email the BIA board members the Arthur 150th meeting minutes detailing the events and activities planned.

ACC Administrator – Tom to determine whether the new hire for the ACC administrator could also manage 3-4 hours a month for the Arthur BIA.

Jim Coffey – Was there still an opportunity to received Blade Sign funding. Dale Small responded this would fall under the Community Improvement Program with the town covering up to 75% of the cost up to a maximum grant of \$2,000.

Adjournment and date of next meeting May 18th @ 7:30pm – location: lower level of the Arthur arena. This will be a hybrid meeting for those who decide not to make the drive.

- Keith to contact Jessica at the Township office (jturnbull@wellington-north.com) to book the room at the Community centre to make sure it is available. As a committee of council, the fee is waived for BIA meetings. Ensure for setup the staff is on-site to let you in and close up when done.
- Dale to continue setting up the Zoom link for those attending virtually. Will need some of the Directors attending in-person to also bring their laptops etc. or Angela & Mitch will not be able to hear the conversation very well.



Staff Report

To: Mayor and Members of Council Meeting of May 9, 2022
From: Tammy Pringle, Development Clerk
Subject: DC 2022-015, Consent Application B44-22 Kathryn Spark

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2022-015 being a report on Consent Application (Severance) B44-22 known as Part Lot 27, Divisions 3 & 4, WOSR in the former Township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B44-22 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 satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;
- **THAT** the steel silo be removed and that the area be left in a level graded condition;
- **THAT** the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and
- **THAT** the accessory buildings/structures on the severed lands achieve zoning compliance, or are removed, to the satisfaction of the Township.

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 South West quadrant of the Township and is geographically known as 8848 Highway 6, former Township of Arthur.

Proposed severance is 98.8m fr x 121.9m = 1.16 hectares, existing and proposed rural residential use with existing dwelling, garage, silo & out-building.

Retained parcel is 40.1 hectares with 165.5m frontage, existing and proposed agricultural use.

FINANCIAL CONSIDERATIONS

The municipality will realize \$130.00 in clearance fees and parkland dedication consistent with By-law No. 011-22.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch No. 22-9605 prepared by Greg Ford at Wilson – Ford Surveying & Engineering, dated March 29, 2022.
- APPENDIX B:
 - Aerial View of Subject Lands
- APPENDIX C:
 - Joanna Salsberg, 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

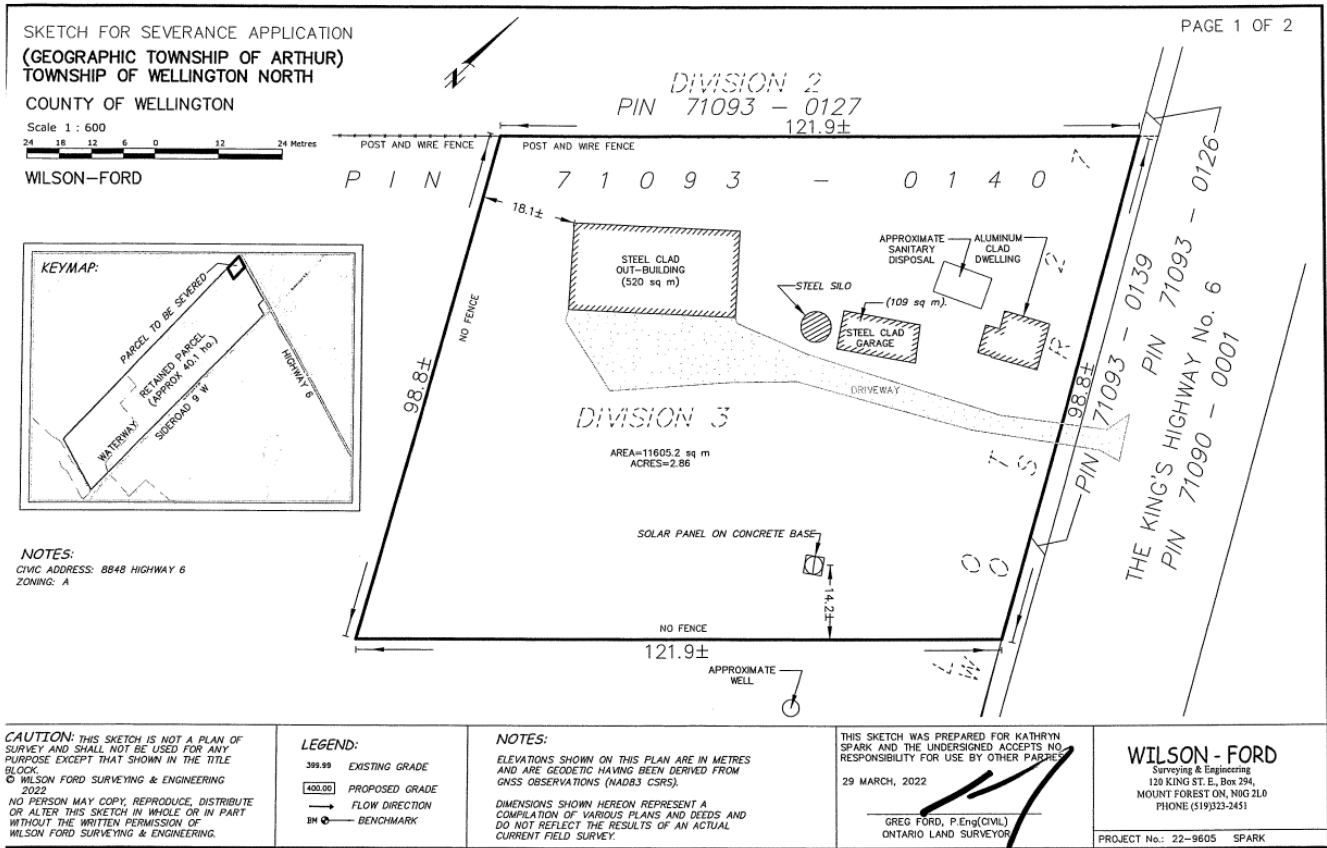
Which priority does this report support?

Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By: Tammy Pringle, Development Clerk *Tammy Pringle*

Recommended By: Michael Givens, Chief Administrative Officer *Michael Givens*

APPENDIX A – Severance Sketch



APPENDIX B – Aerial View of Subject Lands



APPENDIX C – Planning Report



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

Application Location	B44-22 Part Lot 27 Divisions 3 & 4, WOSR Township of Wellington North
Applicant/Owner	Kathryn Spark

PRELIMINARY PLANNING OPINION: This application would sever a 1.16 ha (2.9 ac) rural residential parcel with an existing dwelling, garage, silo, and out-building within the Prime Agricultural Area. A vacant 40.1 ha (99.1 ac) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

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

- a) That servicing on the severed lands can be accommodated to the satisfaction of the Township;
- b) That driveway access can be provided to the retained lands to the satisfaction of the of the appropriate road authority;
- c) That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and
- d) That the accessory buildings/structures on the severed lands achieve zoning compliance, or are removed, to the satisfaction of the Township.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states “Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use an appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation, provided that
 - a. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - b. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways.”

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS, and GREENLANDS within the County of Wellington Official

Plan. The identified environmental features are wetlands and significant woodlands. The proposed severed parcel is located fully within the PRIME AGRICULTURAL designation.

According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- “a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.”

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d), and e). Regarding item f), this can be addressed as a condition of approval.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by Wright Haven Farms Ltd, which demonstrates that this application would constitute farm consolidation.

The matters under section 10.1.3 were also considered including item d) ‘that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical’. The applicant has not indicated if there is an existing access for the proposed retained parcel. A condition has been proposed to ensure a safe access is possible for the proposed retained parcel to the satisfaction of the appropriate road authority.

LOCAL ZONING BY-LAW: The subject property is within the Agricultural (A) Zone and the Natural Environment (NE) Zone. The proposed severed parcel is fully located within the A Zone. The proposed severed and retained parcels meet the minimum lot area and frontage requirements of the A Zone.

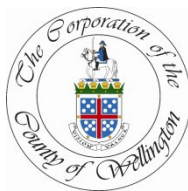
The proposed severed parcel exceeds the requirements for the combined maximum floor area for all accessory buildings and structures in section 6.1.4.b of the Zoning By-law. Information regarding the height of the accessory buildings has not been provided. A condition for zoning compliance, or the removal of the accessory buildings/structures, for the severed parcel has been proposed.

WELL HEAD PROTECTION AREA: The subject lands are not located within a well head protection area.

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



Joanna Salsberg, B.A., M.PL.
Planner
May 3rd, 2022



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: April 26th, 2022
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Matthieu Daoust, Planner
 County of Wellington
SUBJECT: **Part Park Lot 8, Arthur
 Zoning By-law Amendment**

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a single detached dwelling on the property.

Grand River Conservation Authority (GRCA) Staff have identified a significant slope and hazard lands on the subject property.

Following the April 11th, 2022 council meeting, Planning Staff, Town Staff, GRCA and the applicant had a meeting at the subject lands. GRCA Staff completed an assessment of the property and determined an acceptable slope setback and deemed the site as viable for development of a single detached residential dwelling.

We have no objections to the zoning amendment. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment (Part 1 in Figure 2) is approximately 0.49 ha (1.21 ac) in size and is currently vacant. The location of the property is shown on Figure 1.



Figure 1. 2020 Aerial Photo

PROPOSAL

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands to Unserviced Residential (R1A) to permit a single detached dwelling on the property. The property is currently zoned Highway Commercial with a site-specific provision (C2-14) which permits tourist commercial uses and an accessory single detached dwelling.

ADJACENT PROPERTY

In August 2018, the abutting parcel at 7840 Wellington Rd 109 received zoning approval to permit a single detached residential dwelling on private services. This zoning By-law Amendment rezoned the subject lands from Highway Commercial Exception (C2-14) zone to Unserviced Residential (R1A) zone.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

WELLINGTON COUNTY OFFICIAL PLAN

The property is within the Arthur Urban Centre and is designated Future Development and Core Greenlands. The objectives for areas designated Future Development are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule “A” of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses. Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this plan.

In regards to the Core Greenlands area, the comments of the Grand River Conservation Area should be considered by Council.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Highway Commercial Exception (C2-14). Permitted uses in the C2-14 zone include tourist commercial uses and an accessory single detached dwelling. The subject lands are proposed to be rezoned to Unserviced Residential (R1A) to facilitate the construction of a single detached dwelling.

GRCA COMMENTS

Grand River Conservation Authority (GRCA) Staff have identified a significant slope and hazard lands on the subject property. Following the April 11th, 2022 council meeting, Planning Staff, Town Staff, GRCA and the applicant had a meeting at the subject lands. GRCA Staff completed an assessment of the property and determined an acceptable slope setback and deemed the site as viable for development of a single detached residential dwelling. Through the building permit process, the applicant will continue to work with Town and GRCA staff to ensure the appropriate slope setbacks are maintained.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council's consideration, and is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, RPP MCIP
Planner

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

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to 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 2 to By-law 66-01 is amended by changing the zoning on a portion of the lands described as Part Park Lot 8, and has frontage on Wellington Road 109, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Highway Commercial Exception (C2-14) to Unserviced Residential (R1A)**;
2. 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.
3. 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 _____, 2022

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2022

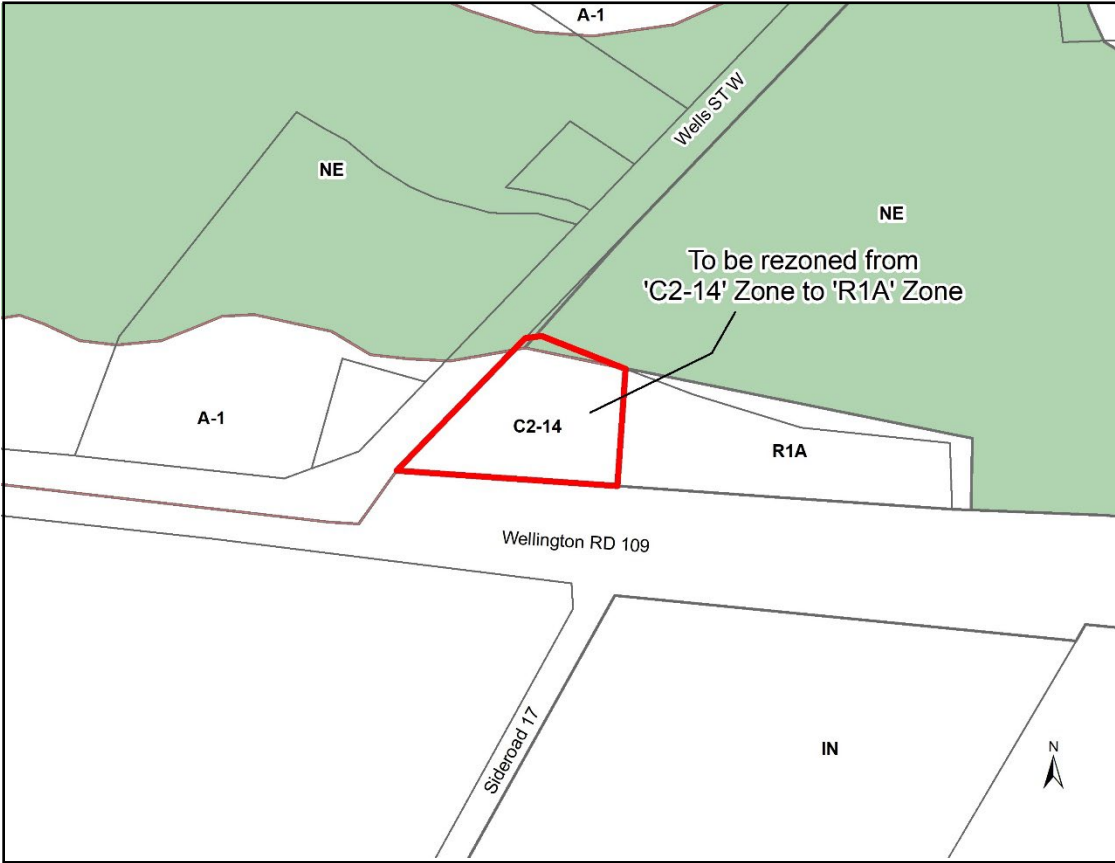
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2022

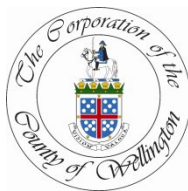
MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.****THE LOCATION OF THE SUBJECT LANDS**

The property subject is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment is approximately 0.49 ha (1.21 ac) in size and is currently zoned Highway Commercial Exception (C2-14).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a single detached dwelling on the subject lands.



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 3rd, 2022
TO: Mike Givens, C.A.O.
 Township of Wellington North
FROM: Jessica Rahim, Senior Planner
 County of Wellington
SUBJECT: **Recommendation Report – Kyle Woods
 Zoning By-law Amendment (ZBA 06/22)
 Concession 9, Part of Lot 1
 9638 Concession 8 & 9630 Concession 8, Wellington North**

Summary

The purpose of this report is to provide the Township with recommendation regarding the above-noted application to permit the construction of a 3,500 ft² shop on the subject property to continue operating the commercial towing, salvage and self-service vehicle repair establishment on the property.

The statutory public meeting was held on April 25th, 2022 where concerns were raised by Staff and Council regarding the proposed salvage yard. Planning Staff have attached a by-law for public review and Council's consideration that has taken into consideration these concerns.

Council should be satisfied that the proposed zoning amendment is consistent with the Provincial Policy Statement and generally conforms to the County of Wellington Official Plan. Planning Staff have attached a zoning by-law amendment to this report for Council's consideration.

PLANNING DISCUSSION

The applicants are proposing to construct a 3,500 ft² shop on the subject property to continue operating the motor vehicle towing company with accessory uses to the towing business on the subject lands. As outlined in the Public Meeting report, Planning Staff have concerns with the introduction of the proposed uses, as they are not consistent with Provincial Policy and the County Official Plan for prime agricultural areas. Within prime agricultural areas small scale industrial and commercial uses are only permitted if they are agriculturally related or on-farm diversified uses.

The Provincial Guidelines on Permitted Uses in Prime Agricultural Areas specifically lists off automotive dealerships, towing companies, machine shops or wrecking yards as uses that would not be considered as agriculturally related uses. The PPS also outlines five criteria that must all be met to qualify as an on-farm diversified use. Based on these policies and guidelines the proposed use is not appropriate within a prime agricultural area as it does not directly relate to the agricultural operations in the immediate area. The proposed use would be more appropriately located within an Industrial Zone or Rural Industrial Zone where they are more compatible since the industrial zones permit similar automotive uses.

Planning Staff do not support the addition of a motor vehicle salvage yard on the property. The Township zoning by-law currently prohibits a 'Salvage or Wrecking and Recycling Facility' in all zones. However, the attached by-law does allow for "accessory storage including a yard compound (temporary vehicle impoundment)" that is related to the towing business use. Planning Staff feel that this captures the use the applicant is requesting, while limiting any future salvage yard uses on the subject lands.

SITE PLAN CONTROL

The proposed development if approved, will be subject to Site Plan Review by the Township. Site design, grading, servicing, stormwater management, landscaping, parking, fencing etc. will be reviewed as part of the site plan review.

Draft Zoning By-law:

Planning Staff have prepared a draft zoning by-law for consideration should Council support the proposed zoning. The draft zoning by-law amendment permits a motor vehicle towing company with accessory uses to the towing business. Planning Staff have not included a salvage or wrecking facility as a permitted use. The draft by-law also includes a portion of the subject lands to be rezoned to Agricultural (A) zone, as the applicant intends to apply for a Lot Line Adjustment application in the future.

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

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim, Senior Planner

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

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to 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 the Site Specific Exception 33.25 be deleted and replaced with the following:

<p>33.25 PT Lot 1, Con 9 9638 Concession 8 and 9630 Concession 8</p>	<p>A-25</p>	<p>In addition to the uses permitted in Section 8.5 the following additional uses are permitted:</p> <ul style="list-style-type: none"> • A Motor Vehicle Towing Company and accessory storage including a yard compound (temporary vehicle impoundment) • An accessory self service and repair of company vehicles for MTO inspections. <p>The above uses specifically do not permit the following:</p> <ol style="list-style-type: none"> a) A Motor Vehicle Salvage Yard is not a permitted use; b) The storage of tires, scrap metal, construction material, and/or other debris is not permitted; c) A Transport Establishment is not a permitted use. <p>In addition, the following Sections of the by-law shall apply:</p> <ul style="list-style-type: none"> • Section 6.3 Buffer Area • Section 6.9 External Lighting • Section 6.11 Garbage Storage Areas • Section 6.25 Outdoor Display Areas • Section 6.26 Outdoor storage requirements. <p>Access for the lands zoned A-25 will be onto Concession 8. Access will not be permitted onto Highway 89.</p> <p>Prior to any development or site alteration taking place on site, the Township approval of a site plan is required, including but not limited to landscaping and outdoor storage area locations, and the registration of a site plan agreement are achieved.</p>
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- 2. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on a portion of the lands legally described as Concession 9, Part of Lot 1 RP 60R2423, Part 1, and known Municipally as 9638 Concession 8 and the Northeast corner of Part of Lot 1, Concession 9, known Municipally as 9630 Concession 8, Geographic Arthur Township as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-25) to Agricultural (A)**.
- 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 _____, 2022

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2022

_____.

_____.

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ___ day of _____ 2022

MAYOR

CLERK

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

THE LOCATION OF THE SUBJECT LANDS to the proposed amended are described as Concession 9, Part of Lot 1 RP 60R2423, Part 1, and known Municipally as 9638 Concession 8 and the Northeast corner of Part of Lot 1, Concession 9, known Municipally as 9630 Concession 8, Geographic Arthur Township. The property subject to the proposed amendment is approximately 0.89 ha (2.2 ac) in size.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands in order to permit a Motor Vehicle Towing Business with accessory uses to the towing business on the subject property and to rezone a portion of the lands from A-25 to A zone in order recognize a future lot line adjustment application.



WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of May 9th, 2022

From: Dale Small
Economic Development Officer

Subject: EDO 2022-017 Wellington North Cultural Roundtable

RECOMMENDATION

THAT The Council of the Corporation of Township of Wellington North receive Report EDO 2022-017 being a report on the Wellington North Cultural Roundtable;

AND FURTHER THAT Council, in recognition of the importance of cultural planning, as well as the contribution of local cultural resources to the quality of life and sense of community across the township, supports the committee recommendation to appoint the following Community Members to the Wellington North Cultural Roundtable:

Doris Cassan
Jess Pfisterer

Sue Doherty
Gerald Townsend

Harry Engel

AND FURTHER THAT Council supports the reappointment of the following community members to the Wellington North Cultural Roundtable:

Gail Donald
Penny Renken

Linda Hruska
Jim Taylor

Bonny McDougall

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

EDO 2022-001 dated January 10th, 2022

BACKGROUND

The Township of Wellington North prepared its first Municipal Cultural Plan in 2013 and shortly after that formed a Cultural Roundtable comprised of Township staff and local volunteers to oversee the implementation of the Plan. In 2021 Wellington North updated its Cultural Plan and this plan was received and approved by council on January 10th, 2022.

In reviewing the Cultural Plan, the Cultural Roundtable also confirmed that both the Vision; ***Preserving, promoting, and developing Wellington North's unique cultural resources to build a vibrant community and prosperous economy*** as well as the Guiding Assumptions that underpin the Plan remain relevant and valid for the Township.

Guiding Assumptions

- We believe culture is essential to making Wellington North a place where people want to live, work, play, retire and invest

- We believe our history and culture are a source of identity for individual communities and Wellington North as a whole
- We believe creativity and culture are important drivers in growing and diversifying our economy
- We believe volunteers are fundamental to the cultural life of our community, are a symbol of civic pride and commitment, contribute to local economic growth and are central to attracting the notice of political and business leaders who want to support their constituents by honoring volunteers.
- We believe our cultural assets are essential to building vibrant downtowns that are the social and economic hubs of our communities
- We believe in a municipality that integrates culture into all aspects of planning and decision-making
- We believe in cultural organizations working together toward shared goals

On March 24th the Cultural Roundtable hosted a recruitment lunch n learn that was attended by upwards to 20+ people. The intent of the session was for community members to have a chance to learn more about the Cultural Roundtable as well as the identified goals and actions that the Cultural Roundtable support.



The Township of Wellington North is recruiting committee members interested in supporting the

Wellington North Cultural Roundtable

The vision of the Cultural Roundtable is "Preserving, promoting, and developing Wellington North's unique cultural resources to build a vibrant community and prosperous economy."

Interested in learning more?

Please join us for a light lunch and information session
Thursday March 24th at noon
Arthur & Area Community Centre
 (Lower Hall)

FOR MORE INFORMATION CONTACT:
 Dale Small, Economic Development Officer
 dsmall@wellington-north.com | 519.848.3620 ext 4234

The Township of Wellington North prepared its first Municipal Cultural Plan in 2013, having recognized the contribution of local cultural resources to the quality of life and sense of community across the township. The Plan was also regarded as an essential economic development tool that could support the attraction of new business investment and contribute to the sustainability of the economy over the long term.

For details on the recently updated 2021 cultural plan:
<https://www.wellington-north.com/community/culture/cultural-planning>

As a result of this session combined with some additional discussions the cultural roundtable is pleased to recommend to council the appointment of five new community members. This will bring the total number of committee members to ten.

FINANCIAL CONSIDERATIONS

Cultural Roundtable committee members are volunteer positions with no financial compensation.

Cultural Roundtable annual budget is upwards to \$7,500 and is contained within the EDO budget. This includes funding for the Wellington North Farmers Market, Culture Days as well as grants program to support arts and cultural programming and events.

ATTACHMENTS

Attachment A: Wellington North Cultural Roundtable Goals & Action Plan

STRATEGIC PLAN 2019 – 2022

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

XX Yes No N/A

Which priority does this report support?

 Modernization and Efficiency XX Partnerships

XX Municipal Infrastructure XX Alignment and Integration

Prepared By: Dale Small, Economic Development Officer *Dale Small***Recommended By:** Michael Givens, Chief Administrative Officer *Michael Givens*



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

Goal 1: Broaden Municipal Roles and Partnerships

#	Action	Top 4 Ranking
1	Develop a communications strategy to raise awareness Cultural Plan. Promote the Plan across all Township departments, the County's Economic Development Office, and the municipal website.	Yes (2)
2	Review the mandate of the Cultural Roundtable to increase representation across a broader cross-section of skills, demographics, and ethnicities. Solicit representation from the Youth Action Council and local artists and artisans, entrepreneurs, relevant volunteer organizations for the continuous exchange of ideas and support the active engagement of the larger community. In addition to the Economic Development Officer, ensure the Director of Recreation, Parks, and Facilities is a member of the Cultural Roundtable to strengthen linkages between cultural and recreational opportunities.	Yes (1)
3	Investigate the creation of a Wellington North Municipal Heritage Committee.	Yes (3)
4	In conjunction with the County of Wellington, increase programming capacity to recognize Wellington North's Mennonite heritage as a strong educational component of culture.	
5	Identify champions within the Mennonite community interested in working with the Township and other business and community partners to pursue collaborative cultural tourism and business development initiatives.	
6	Continue to work with regional partners to leverage the Invest Well CIP to promote on-farm diversified or agriculture-related uses, short-term accommodation options, and tourism assets. Consider expanding Saugeen Connects partnerships to promote and expand cultural planning throughout Northern Wellington & Southern Grey County. Taste Real Local Food Programme , Taste Real Spring Rural Romp and new RTO4 to examine tourism product offerings and experiences linking cultural, culinary & Agri-tourism assets/events	Yes (4)
7	Leverage the Live and Work Wellington™ Campaign to showcase Wellington North's cultural tourism offerings to attract residents and new investment opportunities.	
8	Conduct an annual workshop with local community groups and volunteer organizations to ensure they are supported and involved in event planning and decision-making.	
9	Convene a Coordinated Trails Committee between Arthur and Mount Forest to encourage collaboration between Arthur and Mount Forest and surrounding municipalities to strengthen trails and trails networks in the area.	
10	Investigate new and appropriate provincial funding streams (e.g., Ontario Arts Council funding) to meet cultural priorities and move forward with the recommendations set out in the Municipal Cultural Plan Update.	

Goal 2: Leverage Cultural Resources to Grow and Diversify the Economy

#	Action	Top 4 Ranking
1	Work with the Cultural Roundtable to continually review and update the Cultural Asset Inventory and the simplyexploreculture.ca site.	Yes (1)
2	Continue to promote the Cultural Asset Inventory as a prime communication tactic and leverage it to strengthen the connections between the arts and the community.	
3	Work with Saugeen Economic Development Corporation and the County of Wellington to identify a list of arts and culture COVID-19 response and recovery programs and promote it among artists, arts and culture organizations and decision-makers development in the community.	
4	Work with the County of Wellington to promote the Tourism Adaptation and Recovery Programme to help small and medium-sized enterprises (SMEs') and not-for-profits (NFPs') in the arts, culture, and tourism sector by supporting one-time adaptation and re-opening costs incurred to continue operating post-COVID-19.	Yes (3)
5	Advocate for the County to establish an annual creative mind networking event to enhance connectivity and networks for creative enterprises across the region.	
6	Work with the Arthur & Mount Forest Chamber of Commerce to hold regular information networking sessions to support and grow creative cultural businesses and local artists and artisans.	Yes (4)
7	Update economic development marketing materials to highlight the growth of the creative cultural economy. Currently, Wellington North showcases culture at every council meeting through our Cultural Moment, which is then shared on YouTube, social media and in the papers. <ul style="list-style-type: none"> ▪ Build a narrative around the importance of arts and culture as a driver of innovation for a rural economy ▪ Showcase local entrepreneurs and business owners on the municipal website 	Yes (2)
8	Advocate and support the creation of cultural spaces and places throughout Township's facilities and community organizations (e.g., community halls, recreation centres, libraries and schools, park pavilions).	

Goal 3: Build a Shared Identity and Increase Collaboration

#	Action	Top 4 Ranking
1	Develop a social media strategy (building out the Cultural Moment, Simply Explore Culture site and cultural map) to support ongoing cultural development and create a community identity.	Yes (2)
2	In partnership with the Wellington Signage Plan Project, continue to improve local arts and festivals signage and signage along trails, the downtown, historical sites, and community destinations.	Yes (4)
3	Continue to promote Culture Days to highlight, profile and engage a range of arts and culture facilities and programs, heritage sites and creative and tourism businesses.	Yes (1)
4	Work with community organizations (e.g., Youth Action Council) to connect Student Volunteer Requirements with the needs of not-for-profit cultural groups and activities.	
5	Promote programs that enhance senior and elder participation in arts and culture programming in the community. E.g., Arts and Health Community of Practice	
6	Pro-actively expose youth to local culture (e.g., establish an annual “art day” where schools invite local artists to share/show their work).	
7	In addition to promoting and expanding the Saugeen Autumn Leaves Studio Tour across the community and the region, investigate the feasibility of creating a local studio tour.	
8	Continue to work with the Volunteer Centre of Guelph Wellington to support the volunteer network. Communicate volunteer opportunities across various platforms and continue to support the Volunteer Storytelling initiative with 88.7 The River and Volunteer Appreciation celebrations and Mayors Breakfasts program in 2022.	
9	Develop a festival and events strategy to support the sustainability/feasibility of current events and explore opportunities for multi-generational programming and new festivals that align with resident demands (e.g., Mount Forest Fireworks Festival, beer/wine festival).	Yes (3)

Goal 4: Increase the Vibrancy and Aesthetic Appeal of Downtowns

#	Action	Top 4 Ranking
1	As per the County of Wellington Official Plan, ensure that the downtown areas are a strong focus for business, administrative, and cultural activities and remain the primary gathering place combining commerce and social functions.	Yes (2)
2	Support the creation of urban design guidelines to provide guidance and direction related to consistency in visual coherence, respect for history and heritage, historical built form, etc., in the downtown.	
3	Organize summer activities such as musical performances and buskers etc., in suitable locations in the downtowns to animate street life. Support expanded seasonal outdoor dining areas to help restaurants and bars attract visitors to the downtowns.	Yes (3)
4	Encourage cycling into the downtown cores by adding amenities for cyclists.	
5	Create a “Wellington North Experiment” micro-grant fund for community groups and businesses to develop pilot projects, enhancements, and activations in the downtowns to boost awareness and pedestrian traffic. Keep grants relatively small with short planning horizons to focus on action and results (e.g., My Downtown Beautification Micro Grant , Prince George, B.C.).	
6	Install banners and plaques that illustrate and highlight Wellington North’s rich heritage and stories in key locations, including the entrance to the downtowns.	Yes (1)



Staff Report

To: Mayor and Members of Council Meeting of May 9th, 2022

From: Dale Small, Economic Development Officer
Cathy Conrad, Deputy Clerk

Subject: EDO 2022-018 Grants & Donations Community Development Program

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive the Economic Development Officer & Deputy Clerk Report EDO 2022-018 being a report on the Grants & Donations Community Development Program;

AND FURTHER THAT Council, in recognition of the important role that not-for-profit organizations and community groups play in our municipality, approves the recommendation to advance \$5,322.89 in grants to three organizations as follows:

- \$4,692.89 in fee waivers to the WDGPH unit to host a total of 11 vaccinations clinics in Wellington North.
- \$500.00 to the Arthur SU Sports Camp. This annual camp is back for the 25th year.
- \$130.00 to the Mount Forest Royal Canadian Legion Branch 134 for a waiver of permit fee.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

EDO 2016-029 dated Nov. 16th, 2016,
EDO 2018-014 dated April 23rd, 2018,
EDO 2020-007 dated April 20th, 2020,
EDO 2022-012 dated April 11th, 2022

EDO 2017-012 dated April 24th, 2017
EDO 2019-009 dated April 8th, 2019
EDO 2021-012 dated April 26th, 2021

BACKGROUND

The Township of Wellington North values the significant role that not-for-profit and community organizations play in delivering events and projects that support our community and in December 2016 approved the Grants & Donations Community Development Program Fund. This fund supports project and event-based initiatives, for not-for-profit organizations and community groups and encourages a high level of collaboration.

At the April 11th, 2022 council meeting council approved \$44,564.99 in grants to a total of 31 organizations. At that time there was a discussion that a fee waiver request might be coming from the WDGPH unit in order to support some additional vaccination clinics. Staff advised that once the information was received a second report would come to council. Since the April 11th council meeting, three additional requests, have now been received and we recommend council approve the following:

- \$4,692.89 in fee waivers to the WDGPH unit to host a total of 11 vaccinations clinics in Wellington North. (6 in Mount Forest and 5 for Arthur)
- \$ 500.00 to the Arthur SU Sports Camp. This annual camp is back and running for the 25th year. Funds will be used to cover the rental fee for the pavilion and ball diamonds and will also provide some assistance to families who need support with the registration fee.
- \$ 130.00 to the Mount Forest Royal Canadian Legion Branch 134 for a wavier of the permit fee for the outdoor tent that will be installed on their parking lot over the Fireworks Festival weekend. (refer April 25th report to council)

Should you wish to receive a copy of the actual application(s) prior to the council meeting please reach-out to either Cathy or Dale and we would be pleased to send them to you.

FINANCIAL CONSIDERATIONS

To date council have approved \$44,564.99 in grant funding and with these three applications for \$5,322.89 it will bring the total amount approved to \$49,887.88. Of this total:

- \$40,000.00 is included in the Economic Development operating budget
- \$ 9,887.88 will be covered from the Covid-19 recovery reserve funds.

Once finalized, notification letters, along with the funds, will be distributed to each organization. Groups receiving a fee waiver will be advised that once their event is over an accounting entry will be made by the Municipality to cover the rental fee.

Currently, we don't expect any more applications in 2022. Should, however, new ones be received, we will bring another report back to council later in the year for decision.

ATTACHMENTS

None

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>
	Cathy Conrad, Deputy Clerk	<i>Cathy Conrad</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>



Staff Report

To: Mayor and Members of Council Meeting of May 9, 2022

From: Karren Wallace, Director of Legislative Services/Clerk

Subject: Report CLK 2022-012 being a report on Restricted Acts in a Municipal and School Board election (Lame Duck)

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2022-012 being a report on Restricted Acts in a Municipal and School Board election (Lame Duck).

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

Delegation of Authority Policy 33.15

By-law 116-21 being a By-law to adopt a Delegation of Authority Policy

BACKGROUND

The Nomination Period for candidates in the 2022 Municipal and School Board Election (the election) now occurs between May 1st and August 19, 2022 (Nomination Day). The amended Nomination Day, which now takes place in August rather than July, means that Council could be in a shorter “lame duck” position than the previous election.

Section 275 of the Municipal Act, S.O. 2001, c.25 sets out the restricted acts that a Council shall not take after Nomination Day (August 19, 2022 to October 24, 2022 Election) and after Election Day (October 24, 2022-) if the Council is in a “lame duck” position.

LAME DUCK	NOT LAME DUCK
August 19 (nomination day) to October 24 (election day)	
Less than 4 sitting members are acclaimed or run for office	4 sitting members are acclaimed or run for office
October 24 (election day) to November 15 (inaugural/swearing in)	
Less than 4 incumbents are re-elected	4 incumbents are re-elected

If a Council is in a “lame duck” position, the Council shall not take any of the following actions:

- The appointment or removal from office of any officer of the municipality;
- The hiring or dismissal of any employee of the municipality;
- The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and
- Making any expenditure or incurring any other liability which exceeds \$50,000.

Section 275 (6) of the Municipal Act, 2001, provides that the authority of a municipality can be delegated by Council to a person or body prior to Nomination Day, August 19, 2022.

Section 8 of the municipal Delegation of Authority Policy, adopted by By-law 116-21, delegates all of the restricted acts to the CAO.

If it is determined by the Clerk Council will be in a lame duck situation after 2:00 p.m. on Nomination Day, August 19, 2022, the Clerk will notify Council via email and a notice of the will appear on the August 29, 2022 agenda.

FINANCIAL CONSIDERATIONS

There are no financial implications in receiving this report.

ATTACHMENTS

Delegation of Authority Policy 33.15

STRATEGIC PLAN 2019 - 2022

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

Yes

Prepared By:	Karren Wallace, Director of Legislative Services/Clerk	<i>Karren Wallace</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>



Staff Report

To: Mayor and Members of Council Meeting of
From: Karren Wallace, Director of Legislative Services/Clerk
Subject: Report CLK 2021-035 Being a Report on Delegation of Authority Policy

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive report CLK 2021-035 being a report on the delegation of authority policy;

AND FURTHER THAT the Mayor and the Clerk are authorized to sign the Delegation of Authority By-law;

AND FURTHER THAT the by-law will become effective January 1, 2022.

AND FURTHER THAT Policy 33.15 be replaced with the policy in By-law 116-21.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

By-law 107-19 Records Management delegation Clerk

CLK 2019-036 being a report on delegation of authority regarding records management Clerk

By-law 086-18 Ontario Wildlife Damage Program delegation Clerk

CLK 2018-047 being a report the Ontario Wildlife Damage Compensation Program delegation Clerk

By-law 051-16 Appoint officials under the Clean Water Act delegation CAO

By-law 027-15 Site Plan Control CAO delegated authority Section 4 & 5

March 18, 2015 County Wellington Planning Report Site Plan Control By-law

By-law 94-15 MFIPPA Head Mayor written delegated authority to Clerk

By-law 95-15 Ombudsman Act head Mayor written delegated authority to CAO

CLK 2015-067 being a report On Public Sector And MPP Accountability and Transparency Act, 2014 (BILL 8)

PW 2015-051 being a report on delegation of authority to grant temporary road closures construction and toll booth Director of Public Works

By-law 023-005 Filing Complaints with the Assessment Review Board (repealed)

Resolution 2015-441 and Policy 33.15

CLK 2015-051 being a report on Delegation of Authority Policy

BACKGROUND

Section 23.1 and 23.2 of the Municipal Act, 2001, as amended, permits a municipality to delegate certain powers and duties to a person or body.

Section 270(1) 6 of the Municipal Act, 2001 provides that a municipality shall adopt and maintain policies with respect to the delegation of its powers and duties.

Over time, some decision making authority has been delegated to municipal staff. Implementation of further delegated authorities would result in improved efficiency and a reduction in red tape without compromising Council's ultimate authority.

Additionally, some of the delegated authorities in the by-law are typically being done by staff, without a specific authorizing delegation.

FINANCIAL CONSIDERATIONS

There are no financial implications in receiving the report or adopting the recommendation.

ATTACHMENTS

By-law 116-21 being the delegated authority policy contained in the agenda.

STRATEGIC PLAN 2019 - 2022

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

Yes

Modernization and Efficiency
 Municipal Infrastructure

Partnerships
 Alignment and Integration

Prepared By:	Karren Wallace, Director of Legislative Services/Clerk	<i>Karren Wallace</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

**Wellington North Power Inc.**

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: wnp@wellingtonnorthpower.com

ESA # 7012854

April 27, 2022

Mayor Andrew Lennox and Members of Council
Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON N0G 2E0

Dear Mayor Lennox and Members of Municipal Council:

Re: Wellington North Power Inc. - 2022 Annual Shareholder Meeting

On behalf of the Board of Directors and employees of Wellington North Power Inc., I would like to invite you to the Annual Shareholder Meeting on Tuesday May 31, 2022 at 6:00 p.m. This will be a virtual-meeting where representatives will use video-conferencing technology to join the meeting.


All Members of the Township of Wellington North Council and Township of Southgate Council are invited to attend. At least three (3) members of the majority shareholder, the Township of Wellington, are required to form a quorum.

One representative of each of the respective Council will be appointed to act as Scrutineers for the meeting to pass resolutions on behalf of the Corporation.

Please forward names of people who will be attending as representatives of the Township of Wellington North. A meeting package will be e-mailed to representatives for review prior to the Annual Shareholder Meeting together with the virtual meeting coordinates.

Should you have any questions please do not hesitate to contact me.

Yours truly,


Jim Klujber
CEO / President

Wellington North Power Inc.

Phone: 519-323-1710

E-mail: jklujber@wellingtonnorthpower.com



FOR IMMEDIATE RELEASE

Celebrating Volunteer Award Recipients. Making An Impact Through Empathy In Action.

Guelph, Ontario | May 3, 2022 |

On Friday, April 29, PIN – The People and Information Network held its annual ‘Time to Give’ in celebration of National Volunteer Week and the contributions of volunteers. With appreciation remarks from all levels of Government, gratitude from presenting sponsor University of Guelph and speaker Dr. Megan Conway, CEO, Volunteer Canada, recognition of the contributions of volunteers was clear.

“Volunteerism fuels communities” says Kim Cusimano, executive director, “recognizing the impact values the efforts of volunteers. 12.7 million Canadians volunteer formally with a group or organization sharing 1.6 billion hours that fuel and flow in our communities; your child’s sport coach, your youth’s mentor, meals delivered to your grandfather, drives for your mom’s cancer treatment; volunteers provide leadership through board service, they fundraise, plan and deliver events, programs and services that we interact with and support our community’s most vulnerable. Local nonprofits and charities leading missions powered by volunteers.”

PIN was pleased to recognize volunteers in 5 award categories through a unique, local initiative supported by the Here to Help team that welcomed artists and photographers to submit art that ‘embodies community’. The winning submission ‘The Bridge that Connects Us’ by Christopher Cape was developed into the 2022 Volunteer Awards. “Art brings people together, provides opportunity for conversations, creates a sense of belonging, brings joy and reflects the values of the community. Volunteerism does this as well.” says Cusimano.

2022 Volunteer Award Winners:

Leaders of Tomorrow - Shuk Man Ng, Student Volunteer Connections, University of Guelph
Community Volunteer Award - Henry Kielar, Children’s Foundation of Guelph and Wellington
Guiding Light Award – Kate Webster, Up and Running Guelph
Leadership Award – Michael Ruhl, Compass Community Services
Lifetime Achievement Award – Louise Mackenzie and JoAnne Howes

In addition, with thanks to Sleeman Breweries, award winners were captured in a [PIN volunteer appreciation video](#) that highlighted their volunteer efforts in support of local organizations and provided insight for viewers about what volunteering means to them.

“PIN believes in the value of contributing to community formally and informally” says Cusimano, “In addition to formal volunteering, 74% of Canadians volunteer informally giving back 3.4 billion hours through various acts of kindness; lending a green thumb to a neighbour starting a garden, child minding for a friend, collecting food or hosting a birthday food drive, the generosity of the human spirit can be found through even the simplest of acts.”

The theme of National Volunteer Week 2022 was "Volunteering is Empathy in Action" affirming the strong connection between volunteerism and empathy. "We have seen this caring and human kindness in action; the generosity of spirit is a shining light even in our recent dark times. Volunteerism is a connector, a powerhouse, a community asset." says Cusimano

Canadians are invited to help build a roadmap to 'Empathy in Action'. During National Volunteer Week, Volunteer Canada, in partnership with the Rideau Hall Foundation and Employment and Social Development Canada, launched a national conversation about empathy. Specifically, how to turn empathy into action. That conversation will contribute towards building a roadmap to empathy in action, and ultimately a national voluntary action strategy. empathyinaction.ca

As National Volunteer Week ends and Mental Health Week begins, empathy is a common thread. In the recent survey conducted by the Canadian Mental Health Association (CMHA) and UBC researchers found that '[only 13% of Canadians are feeling empathetic](#)', a 10% decline since the onset of the pandemic. Empathy is the ability to understand another's perspective and feelings and volunteering can help us develop empathy, to see the world through the eyes of others, connect and strengthen our relationships and expand our view through diverse, lived experiences.

"Acts of kindness, giving, volunteering" says Cusimano, "however personally defined, the generosity of spirit has impact. Across the country, right here at home and within ourselves. Together we can uplift our hearts, community and our sense of belonging through empathy in action."

Learn more about the award winners and view the video at PINnetwork.ca

- **ENDS** -

Contact:

Kim Cusimano
Executive Director
PIN - The People and Information Network
kim@PINnetwork.ca

PIN, The People and Information Network

We provide connections and leadership in Guelph and Wellington County to support the development of individuals and organizations. We provide a hub for volunteer opportunities and engagement and enable best practices and continuous learning for professionals in the non-profit sector. **PINnetwork.ca**

Old Quebec Street Shoppes
55 Wyndham Street North, Suite 4A
Guelph, Ontario N1H 7T8
t 519-822-0912 • 1-866-693-3318
f 519-822-1389
PINnetwork.ca



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

BY-LAW NUMBER 049-22

**BEING A BY-LAW TO DEDICATE CERTAIN LANDS AS PART OF
THE PUBLIC HIGHWAY.**

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

1. **THAT** the lands which are situate in the Township of Wellington North, in the County of Wellington Part Lots 113 & 114, Chadwick and Anderson's Survey PL 120 and Part Lot 1, Concession 1, West Luther Being Parts 6 & 7 on 61R10568 be and are hereby dedicated as part of the public highway.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF MAY, 2022**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 050-22

**A BY-LAW TO SET THE RATES FOR 2022 TAXATION AND TO
PROVIDE FOR THE COLLECTION THEREOF.**

AUTHORITY: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended,
Sections 307, 308 and 312.

WHEREAS pursuant to Section 312 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the Council of a local municipality shall, each year, pass a by-law levying a separate tax rate as specified in the by-law, on the assessment in each property class;

AND WHEREAS the Council of the Corporation of the Township of Wellington North has passed By-law Number 003-22 to adopt the estimates of all sums required during 2022 for the purposes of the municipality;

AND WHEREAS Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios;

AND WHEREAS the Council of the County of Wellington has passed By-law No. 5752-22 being a by-law to set tax ratios for the County of Wellington and for all local municipalities within the boundaries of the County for the year 2022 as follows:

Residential/Farm	1.000000
Multi Residential	1.900000
New Multi Residential	1.100000
Commercial	1.491000
Industrial	2.400000
Landfill	1.680000
Pipeline	2.250000
Farmlands	0.250000
Managed Forests	0.250000

AND WHEREAS the tax rates for education purposes have been prescribed by the Province of Ontario in O. Regulation 400/98, amended by O. Regulation 11/22.

AND WHEREAS the Council of the County of Wellington has passed By-law Number 5739-22 being a by-law to adopt the estimates for the sums required during the year 2022 for general purposes for the County and By-law Number 5753-22 to establish tax rates for the same against the local municipalities;

AND WHEREAS the Council of the County of Wellington, in said By-law Number 5752-22 established tax rate reductions as follows

1. the vacant land and excess land subclasses in the commercial property class is 0%
2. the vacant land and excess land subclasses in the industrial property class is 0%
3. the first class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 25%
4. the second class of farmland awaiting development in the residential, multi-residential, commercial or industrial property classes is 0%

AND WHEREAS the Assessment Roll compiled in 2021 and upon which taxes for 2022 are to be levied, was received from the Municipal Property Assessment Corporation in December, 2021, the whole of the assessment for real property, according to the said last assessment roll, is as follows:

Residential/farm property class	1,117,859,414
Residential – Shared as PIL	115,000
Multi-residential property class	19,875,817
Commercial property class – full	81,318,983
Commercial property class – excess land	2,547,200
Commercial property class – vacant land	1,898,300
Parking Lot Taxable:Full No Support	50,000
Industrial property class – full	29,301,170
Industrial property class – excess land	338,500
Industrial property class – vacant land	410,000
Large Industrial property class – full	18,082,800
Industrial Hydro property class	103,100
Pipeline property class	4,595,000
Farmlands property class	911,547,725
Managed Forest property class	3,959,200
New Construction Commercial – full	43,147,300
New Construction Commercial-Excess Land	69,000
Commercial(New Cons)Small Farm Bus	18,000
New Construction Industrial – full	2,365,200

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

1. In this by-law; "Property Classes" are as prescribed under the Assessment Act, and include the residential/farm property class, the multi-residential property class, the commercial property class and appropriate sub-classes, the industrial property class and appropriate sub-classes, the pipeline class, the farmlands property class, and the managed forests property class.

"Township" means the Corporation of the Township of Wellington North.
2. That the sums to be raised by means of taxation for the year 2022 be as follows:
 - a) for general municipal purposes a sum of \$8,091,238.
 - b) for County purposes a sum of \$10,845,024.
 - c) for education purposes a sum of \$3,712,325.
3. That there shall be levied and collected upon the whole assessment for real property, according to the last certified assessment roll, the rates of taxation for the year 2022 as set out below;

Property Class	Own Purpose	County	Education	Total
Res/Farm	0.00473502	0.00634655	0.00153000	0.01261157
Res – Shared	0.00473502	0.00634655	0.00153000	0.01261157
Multi-Res	0.00899654	0.01205844	0.00153000	0.02258498
New Multi Res	0.00520852	0.00698120	0.00153000	0.01371972
Commercial - full	0.00705991	0.00946270	0.00880000	0.02532261
Commercial - excess	0.00705991	0.00946270	0.00880000	0.02532261
Commercial - vacant	0.00705991	0.00946270	0.00880000	0.02532261
Commercial – Small Farm Business	0.00705991	0.00946270	0.00220000	0.01872261
Commercial PIL	0.00705991	0.00946270	0.00924236	0.02576497
Parking Lot -Full No Support	0.00705991	0.00946270	0.00880000	0.02532261
Industrial - full	0.01136405	0.01523171	0.00880000	0.03539576
Industrial - excess	0.01136405	0.01523171	0.00880000	0.03539576
Industrial - vacant	0.01136405	0.01523171	0.00880000	0.03539576
Industrial Hydro	0.01136405	0.01523171	0.00880000	0.03539576
Industrial-Small Farm Business	0.01136405	0.01523171	0.00220000	0.02879576
Landfill – PIL	0.00795483	0.01066220	0.00811182	0.02672885

Large Industrial	0.01136405	0.01523171	0.00880000	0.03539576
Large Indust Excess	0.01136405	0.01523171	0.00880000	0.03539576
Pipeline	0.01065380	0.01427973	0.00880000	0.03373353
Farmlands	0.00118376	0.00158664	0.00038250	0.00315290
Managed Forests	0.00118376	0.00158664	0.00038250	0.00315290
New Const Industrial	0.01136405	0.01523171	0.00880000	0.03539576
New Const Industrial Excess	0.01136405	0.01523171	0.00880000	0.03539576
New Const Industrial Small Farm Business	0.01136405	0.01523171	0.00220000	0.02879576
New Const Comm	0.00705991	0.00946270	0.00880000	0.02532261
New Const Comm Excess	0.00705991	0.00946270	0.00880000	0.02532261
New Const Comm Small Farm Business	0.00705991	0.00946270	0.00220000	0.01872261

4. For the Year 2022 the Township shall levy upon the assessment of the Property Classes of property owners in the former Town of Mount Forest and the former Village of Arthur, the following tax rates for Street Lighting (Municipal Levy) ;

<u>Property Class</u>	<u>Street Lighting</u>
Res/Farm	0.00014945
Res – Shared	0.00014945
Multi-Res	0.00028396
New Multi-Res	0.00016440
Commercial-full	0.00022283
Commercial-excess	0.00022283
Commercial-vacant	0.00022283
Commercial Small Farm Business	0.00022283
Commercial PIL (CF)	0.00022283
Parking Lot -Full No Support	0.00022283
Industrial-full	0.00035868
Industrial- excess	0.00035868
Industrial-vacant	0.00035868
Industrial Shared	0.00035868
Industrial Small Farm Business	0.00035868
Landfill	0.00025108
Large Industrial	0.00035868
Large Industrial- Excess	0.00035868
Pipeline	0.00033627
Farmlands	0.00003736
Managed Forests	0.00003736

New Construction Industrial	0.00035868
New Construction Industrial Excess	0.00035868
New Construction Industrial Small Farm Business	0.00035868
New Construction Commercial	0.00022283
New Construction Commercial Excess	0.00022283
New Construction Commercial Small Farm Business	0.00022283

5. Other local improvement and special charges including business improvement area, tile drainage loans, sewer rates, rural street lighting charges, plus any other eligible/applicable charges shall be added to the tax roll and collected in the same manner as taxation.
6. That save and except that portions of taxes and other special rates levied by the Interim Levy under Section 317 of the Municipal Act, 2001 the taxes levied on the Residential, Farmland, Managed Forest, Pipeline, Commercial, Industrial and Multi-Residential classes, including all other rates, to be raised in 2022 shall become due and payable on the date of passing of this By-law, but may be paid in two installments as follows:

Due date of 1 st installment	August 26, 2022
Due date of 2 nd installment	October 28, 2022
7. Taxes shall be payable by cash, cheque or debit at the Corporation of the Township of Wellington North Municipal Office, or by mail to the Municipal mailing address. Taxes are also payable at most chartered banks and financial institutions, through the Internet, by telephone banking and pre-authorized payment plan.
8. Notwithstanding the provisions of the by-law, any additional taxes payable as a result of additions to the roll pursuant to the Assessment Act, R.S.O. 1990, Chapter A.31 shall be that portion of the amount of taxes which would have been levied for the current year if the assessment had been made in the usual way, and that portion shall be in ratio that the number of days remaining the current year bears to the number 365 and shall be entered in the Collector's Roll and collected in the same manner as if the assessment had been made in the usual way.
9. That the Collector is hereby authorized to mail, deliver or cause to be mailed or delivered, the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given indicated on the last revised Assessment Roll.
10. That failure to receive the aforesaid notice in advance of the date for payment of any instalment does not affect the timing of default or the date from which penalty shall be imposed.

11. A penalty of one and one quarter percent (1¼%) will be imposed for non payment of taxes on the first day of each calendar month thereafter the installment due dates in which default continues until December 31, 2022.
12. On all taxes in default on January 1, 2023, interest shall be added at the rate of one and one quarter percent (1¼%) per month for each month or fraction thereof in which default continues.
13. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
14. That in accordance with Section 347(1) of the Municipal Act, S.O. 2001, c. 25, as amended, the Collector be required to apply all payments received to the outstanding penalty and/or interest first and then to that part of the taxes that has been in arrears for the greatest period of time.
15. In the event that any provision or section of this by-law is found by a court of competent jurisdiction to be ultra vires the powers of the Council of the Corporation, only such provision or section, as the case may be shall be inoperative and all other provisions and sections of this by-law shall remain in full force and effect.
16. This by-law shall come into force on and take effect upon its final passing.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9th DAY OF MAY, 2022 .***

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 051-22

**BEING A BY-LAW TO APPOINT AN OFFICIANT TO CONDUCT
CIVIL MARRIAGE CEREMONIES**

WHEREAS O-Regulation 285/04 provides that a Clerk of a local municipality is authorized to solemnize marriages under the authority of a marriage license.

**THEFORE THE COUNCIL OF THE TOWNSHIP OF WELLINGTON NORTH
ENACTS AS FOLLOWS:**

1. That the Corporation of the Township of Wellington North appoint Tasha Grafos, Clerk as an officiant authorized to solemnize marriages in the Province of Ontario, under the authority of a marriage licence.
2. That this by-law shall come into force and take effect upon being passed by Council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
9th DAY OF MAY 2022.**

ANDREW LENNOX, MAYOR

KARREN WALLACE CLERK

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

BY-LAW NUMBER 052-22

**BEING A BY-LAW TO AMEND BY-LAW 117-21 BEING A BY-LAW
TO ESTABLISH FEES AND CHARGES FOR VARIOUS SERVICES
PROVIDED BY THE MUNICIPALITY**

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

1. **THAT** Schedule A attached to By-law 117-21 be replaced with Schedule A attached hereto
2. **AND FURTHER THAT** Schedule F attached to By-law 117-21 be replaced with Schedule F attached hereto
3. **THAT** this by-law shall come into force immediately on passage.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF MAY, 2022.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

**SCHEDULE "A"
ADMINISTRATION**

DESCRIPTION	FEE
Marriage Licence	\$125.00
Marriage Ceremony (1 hr max)	\$350.00
Marriage Rehearsal (1 hr max)	\$75.00
Travel time for ceremonies outside 25km one way	\$25.00/hr & mileage
Certification of Documents	\$10.00 per document
Commissioning of Documents (Municipal Forms Only)	No Charge
Commissioning Documents	\$30.00 per document
Completion of Pension Forms (Township resident only*)	No Charge* \$30.00 per document – Non Residents
Fax Charges	\$1.00 per page local \$2.00 per page long distance
Flags Wellington North Canadian Flag	\$100.00 \$50.00
Freedom of Information Requests (legislated fees)	\$5.00 application fee plus disbursements (i.e. photocopying) plus Record Preparation at \$12.55 per quarter hour
NSF Cheque Charge	\$30.00
Photocopies (8½ x 11)	Black and White \$0.25 per page Colour \$1.50 per page
Tax Certificate (required for purchase and sale of properties)	\$50.00
Tax Account Statement or Bill Reprint (required for personal income tax purposes)	\$10.00
Tax Sale Proceedings	\$250.00 Administration Fee Plus Cost recovery of fees and disbursements as charged by consultants and solicitors
Burial Permit	\$15.00
Fee for services provided by municipal employees per hr per employee	\$50.00
Tax Arrears Penalties & Interest	Refer to current Tax Rates By-law
Civic Addressing 911 Sign 911 Post	\$25.00 \$20.00
Electric Vehicle Charging Station	Level 2: \$0.04/minute Level 3: \$0.25/minute
Reclamation election signs	\$20.00/sign

**SCHEDULE "D"
FIRE/RESCUE**

DESCRIPTION	FEE
Inspections: By Request Only	
Single Residence	\$100.00
Institution / Industrial / Commercial	\$125.00
Apartments / Condominiums	\$100.00 plus \$10.00 per unit
Fire Search Fees / Approvals Fire Reports	\$200.00
Fire investigation reports	\$200.00
Motor Vehicle Incidents: Non-residents/non-taxpayers of Wellington North are involved in a motor vehicle accident within the municipal boundary of the Township of Wellington North that require the Fire / Rescue to respond to the scene, will be invoiced firstly to the owner's insurance provider. In the case where there is no insurance payable, the owner shall be billed directly	Current rates established and published by the MTO for fire responses to MTO roads
Administration & Enforcement: Spills Act and Transportation of Dangerous Goods Act: The cleanup of hazardous material spills	Current rates established and published by the MTO for fire responses to MTO roads Clean up costs to cover materials used Plus Administration Fee of \$50.00 per hour
Open Air Burning: Where burn is in contravention with Open Air Burn By-law and/or Fire Prevention and Protection Act	Current rates established and published by the MTO for fire responses to MTO roads Plus Administration Fee of \$50.00 per hour per Fire-fighter
Securing of Premises after a fire	\$50.00 per hour per Fire-Fighter

**SCHEDULE "F"
PLANNING**

DESCRIPTION	FEE	
Committee of Adjustment – Minor Variance	\$2,000.00	
Zoning Amendment	\$9,000.00	
Pre-servicing Application	\$7,000.00	
Holding Zone Removal By-law	\$1,000.00	
Any other applications pursuant to the provisions of the Planning Act i.e. Consent Agreement	\$1,000.00	
Certificate of Compliance Plan of Subdivision/Condominium, Site Plan and Development Agreements	\$130.00	
Part Lot Control	\$1,000.00	
Clearances for Severance Conditions	\$130.00	
Cash in Lieu of Parkland	\$1,000.00 per lot or part lot	
Fee for services provided by Municipal employees	\$50.00 (per hour, per employee)	
Copy of Zoning By-law	\$30.00	
	ADMINISTRATION (non-refundable)	DEPOSIT (refundable)
Plan of Subdivision or Condominium New or Amendment including conditions of approvals to both Wellington North and the County of Wellington	\$10,000.00	\$15,000.00
Review of Draft Plan of Subdivision, Condominium or Official Plan Amendment	\$6,000.00	\$5,000.00
Site Plan Control Approval and Agreement <ul style="list-style-type: none"> • Minor 	\$2,000.00	\$3,500.00
Site Plan Control Approval and Agreement <ul style="list-style-type: none"> • Complex 	\$3,000.00	\$6,000.00
Site Plan Control Amendments	\$300.00	\$700.00
Lot Grading/surface Works Security Deposit	\$100.00	\$1,900.00
Development Agreement	\$2,000.00	\$5,000.00

DEPOSITS

- Deposits less the disbursement fees and third party fees will be refunded.
- Disbursements may include but are not limited to: postage, laminating, registration of documents and photocopying, faxing, etc.
- Third Party fees including, but are not limited to, planners, engineers, solicitors, township staff technical review, advertising of notices and similar costs.
- Every applicant for a planning matter referred to in Schedule "F" hereof shall make an application on forms provided by the Municipality and in addition shall sign a deposit agreement in the prescribed form and pay any applicable deposit to the Municipality.

The Clerk/Deputy Clerk and/or Treasurer/Deputy Treasurer are hereby authorized to execute the deposit agreement on behalf of the Township.

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

BY-LAW NUMBER 053-22

**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 Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule 'A' Map 2 to By-law 66-01 is amended by changing the zoning on a portion of the lands described as Part Park Lot 8, and has frontage on Wellington Road 109, Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Highway Commercial Exception (C2-14) to Unserviced Residential (R1A)**;
2. 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.
3. 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 9TH DAY OF MAY, 2022.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 053-22

Schedule "A"



This is Schedule "A" to By-law 053-22

Passed this 9th day of May, 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 053-22

THE LOCATION OF THE SUBJECT LANDS

The property subject is described as Part Park Lot 8, and has frontage on Wellington Rd 109, Arthur. The portion of the property subject to the proposed amendment is approximately 0.49 ha (1.21 ac) in size and is currently zoned Highway Commercial Exception (C2-14).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Highway Commercial Exception (C2-14) Zone to Unserviced Residential (R1A) Zone to permit a single detached dwelling on the subject lands.

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

BY-LAW NUMBER 054-22

**BEING A BY-LAW TO AUTHORIZE A SEWAGE ALLOCATION
AGREEMENT BETWEEN THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH AND CACHET
DEVELOPMENTS (ARTHUR) INC.**

WHEREAS the Corporation of the Township of Wellington North and Cachet Developments (Arthur) Inc. have agreed to enter into a Sewage Allocation Agreement.

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

1. The Corporation shall enter into a Sewage Allocation Agreement in substantially the same form as the agreement attached hereto as Schedule A.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the said Agreement.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF MAY 2022**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SEWAGE ALLOCATION AGREEMENT

THIS AGREEMENT made this 9th day of May, 2022.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “Township”)

- and -

CACHET DEVELOPMENTS (ARTHUR) INC.

(the “Owner”)

WHEREAS:

- A. The Owner is the owner of the lands described in Schedule “A” (the “Owner’s Lands”);
- B. The County of Wellington Planning and Land Division Committee has approved Cachet Developments (Arthur) Inc. subdivision 23T-20202 pursuant to the County of Wellington Notice of Decision dated July 29, 2021 (the “Development Lands”) subject to the conditions of approval;
- C. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for 158 sewage allocation units pursuant to the Township’s Sewage Allocation Policy;
- D. The Township has passed a resolution (2022-127) approving the 158 sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy; and,
- E. The Township requires the allocation to be allotted over time to achieve controlled growth in the Township whereby the 158 sewage allocation units will be released over 24 months including 60 units within 12 months, 98 additional units within 24 months of this agreement.

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

1. Approval.

- (i) Upon the registration of the subdivision agreement, the Township shall grant provisional approval to the Owner for 158 sewage allocation units for the Development Lands allocated over the following time periods:
 - a. 60 units within 12 months of execution of this agreement; and
 - b. 98 additional units within 24 months of execution of this agreement

- (ii) The provisional allocation is granted for a period of thirty (24) months from the date of this agreement, expiring on May 9, 2024 (the “Expiry Date”).
 - (iii) Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.
2. **Acknowledgment of Owner.** The Owner acknowledges that:
- (i) the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
 - (ii) the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
 - (iii) the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and polices including the Township Sewage Allocation Policy.
4. **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.
5. **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.
6. **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.
7. **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.

8. **Assignment.**

- (i) The Owner may assign any of the 158 sewage allocation units to builders within the Development Lands with the prior written approval of the Township.
- (ii) The 158 sewage allocation units may not be assigned to any lands outside of the Development Lands.
- (iii) The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.

9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.

10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.

11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.

12. **Enforcement.** The Owner acknowledge 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.

13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner 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**

ANDY LENNOX – Mayor

KARREN WALLACE - Clerk

We have authority to bind the corporation.

**CACHET DEVELOPMENTS (ARTHUR)
INC.**

Ramsey Shaheen - ASO

I/we have the authority to bind the corporation

DEVELOPER'S MAILING ADDRESS: 361 Connie Crescent, Suite 200, Concord, ON, L4K 5R2

DEVELOPER'S PHONE NUMBER: 905-764-1983

DEVELOPER'S EMAIL ADDRESS: ramsey@cachetdevelopments.com

Schedule "A"
DESCRIPTION OF THE OWNER'S 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:

PART PKLT 8 N/S SMITH ST, CROWN SURVEY ARTHUR VILLAGE, PT 2, 61R10854,
PART PKLT 3 S/S DOMVILLE ST SURVEY CROWN ARTHUR VILLAGE; PART PKLT 4
S/S DOMVILLE ST SURVEY CROWN ARTHUR VILLAGE PART 3 60R1199; PART PKLT
6 N/S SMITH ST SURVEY CROWN ARTHUR VILLAGE; PART PKLT 7 N/S SMITH ST
SURVEY CROWN ARTHUR VILLAGE PART 4 60R1199 & PT 2 60R3022;; TOWNSHIP
OF WELLINGTON NORTH

PIN: 71096-0163

LRO #61

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

BY-LAW NUMBER 055-22

**BEING A BY-LAW TO AUTHORIZE A SEWAGE ALLOCATION
AGREEMENT BETWEEN THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH AND DEER RIDGE
HEIGHTS INC.**

WHEREAS the Corporation of the Township of Wellington North and Deer Ridge Heights Inc. have agreed to enter into a Sewage Allocation Agreement.

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

1. The Corporation shall enter into a Sewage Allocation Agreement in substantially the same form as the agreement attached hereto as Schedule A.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the said Agreement.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF MAY 2022**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SEWAGE ALLOCATION AGREEMENT

THIS AGREEMENT made this 9th day of May, 2022.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “Township”)

- and -

DEER RIDGE HEIGHTS INC.

(the “Owner”)

WHEREAS:

- A. The Owner is the owner of the lands described in Schedule “A” (the “Owner’s Lands”);
- B. The County of Wellington Planning and Land Division Committee has approved Avila Investments Limited Subdivision 23T-13002 pursuant to the County of Wellington Notice of Decision dated October 2, 2018 (the “Development Lands”) subject to the conditions of approval;
- C. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for 75 sewage allocation units pursuant to the Township’s Sewage Allocation Policy;
- D. The Township has passed a resolution (2022-126) approving the 75 sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy; and,

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

1. Approval.

- (i) Upon the registration of the subdivision agreement, the Township shall grant provisional approval to the Owner for 75 sewage allocation units for the Development Lands allocated over the following time period:
 - a. 75 units within 36 months of execution of this agreement.
- (ii) The provisional allocation is granted for a period of thirty (36) months from the date of this agreement, expiring on May 9th, 2025 (the “Expiry Date”).
- (iii) Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.

2. **Acknowledgment of Owner.** The Owner acknowledges that:
 - (i) the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
 - (ii) the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
 - (iii) the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and polices including the Township Sewage Allocation Policy.
4. **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.
5. **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.
6. **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.
7. **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.
8. **Assignment.**
 - (i) The Owner may assign any of the 75 sewage allocation units to builders within the Development Lands with the prior written approval of the Township.

- (ii) The 75 sewage allocation units may not be assigned to any lands outside of the Development Lands.
 - (iii) The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.
9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.
10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.
11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.
12. **Enforcement.** The Owner acknowledge 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.
13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

-----remainder of this page left intentionally blank-----

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**

ANDY LENNOX – Mayor

KARREN WALLACE - Clerk

We have authority to bind the corporation.

DEER RIDGE HEIGHTS INC.

PATRICK GEORGE - President

I/we have the authority to bind the corporation

DEVELOPER'S MAILING ADDRESS: P.O. Box 249, 5093 Fountain St. N., Breslau, ON, N0B 1M0

DEVELOPER'S PHONE NUMBER: 519-648-2285

DEVELOPER'S EMAIL ADDRESS: pgeorge@gamasonry.com

Schedule "A"
DESCRIPTION OF THE OWNER'S 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:

PT PKLTS Q & R SURVEY MACDONALD'S MOUNT FOREST; PT LT 2 CON WOSR DIVISION 3 ARTHUR TOWNSHIP; PT LT 2 CON WOSR DIVISION 4 ARTHUR TOWNSHIP PT 1 61R22154; TOWNSHIP OF WELLINGTON NORTH

PIN: 71053-0516

LRO #61

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

BY-LAW NUMBER 056-22

**BEING A BY-LAW TO APPOINT AN ACTING CHIEF
ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, it is deemed to be in the best interests of The Corporation of the Township of Wellington North to appoint an interim CAO.

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

1. THAT Darren Jones is hereby appointed Interim Chief Administrative Officer of the municipal corporation exercising general control and management of the affairs of the municipality for the purpose of ensuring the efficient and effective operation of the municipality, and performing such other duties as are assigned by the municipality.
2. AND THAT this by-law is effective of as June 1, 2022 to November 30, 2022, unless repealed by Council.
3. AND THAT By-law 045-13 is repealed effective May 31, 2022.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF MAY, 2022.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 057-22

**BEING A BY-LAW TO APPOINT AN ACTING CHIEF
ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, it is deemed to be in the best interests of The Corporation of the Township of Wellington North to appoint an interim CAO.

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

1. THAT Matthew Aston is hereby appointed Interim Chief Administrative Officer of the municipal corporation exercising general control and management of the affairs of the municipality for the purpose of ensuring the efficient and effective operation of the municipality, and performing such other duties as are assigned by the municipality.
2. AND THAT this by-law is effective of as June 1, 2022 to November 30, 2022, unless repealed by Council.
3. AND THAT By-law 045-13 is repealed effective May 31, 2022.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF MAY, 2022.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 058-2022

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 Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT the Site Specific Exception 33.25 be deleted and replaced with the following:

<p>33.25 PT Lot 1, Con 9 9638 Concession 8 and 9630 Concession 8</p>	<p>A-25</p>	<p>In addition to the uses permitted in Section 8.5 the following additional uses are permitted:</p> <ul style="list-style-type: none"> • A Motor Vehicle Towing Company and accessory storage including a yard compound (temporary vehicle impoundment) • An accessory self service and repair of company vehicles for MTO inspections. <p>The above uses specifically do not permit the following:</p> <ol style="list-style-type: none"> a) A Motor Vehicle Salvage Yard is not a permitted use; b) The storage of tires, scrap metal, construction material, and/or other debris is not permitted; c) A Transport Establishment is not a permitted use. <p>In addition, the following Sections of the by-law shall apply:</p> <ul style="list-style-type: none"> • Section 6.3 Buffer Area • Section 6.9 External Lighting • Section 6.11 Garbage Storage Areas • Section 6.25 Outdoor Display Areas • Section 6.26 Outdoor storage requirements. <p>Access for the lands zoned A-25 will be onto Concession 8. Access will not be permitted onto Highway 89.</p> <p>Prior to any development or site alteration taking place on site, the Township approval of a site plan is required, including but not limited to landscaping and outdoor storage area locations, and the registration of a site plan agreement are achieved.</p>
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2. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on a portion of the lands legally described as Concession 9, Part of Lot 1 RP 60R2423, Part 1, and known Municipally as 9638 Concession 8 and the Northeast corner of Part of Lot 1, Concession 9, known Municipally as 9630 Concession 8, Geographic Arthur Township as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-25) to Agricultural (A)**.
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 9TH DAY OF MAY, 2022.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 058-22

Schedule "A"



This is Schedule "A" to By-law 058-22

Passed this 9th day of May, 2022

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 058-22

THE LOCATION OF THE SUBJECT LANDS to the proposed amended are described as Concession 9, Part of Lot 1 RP 60R2423, Part 1, and known Municipally as 9638 Concession 8 and the Northeast corner of Part of Lot 1, Concession 9, known Municipally as 9630 Concession 8, Geographic Arthur Township. The property subject to the proposed amendment is approximately 0.89 ha (2.2 ac) in size.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands in order to permit a Motor Vehicle Towing Business with accessory uses to the towing business on the subject property and to rezone a portion of the lands from A-25 to A zone in order recognize a future lot line adjustment application.



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

CULTURAL MOMENT FOR MAY 9TH CELEBRATES THE FOUR CORNERS QUILTERS' GUILD

Creativity in part, is fueled by a drive to explore something new. It draws us towards the next big project idea, which can keep us from finishing those already underway. It's a common phenomenon in most creative pursuits. The Four Corners Quilters' Guild, based in Mount Forest, was established in 1998. For the members, one of the most enjoyable aspects of quilting is embracing what's new. New techniques are made possible by new tools, new fabrics inspire new projects, and new shops require exploration.

Quilters share a creative spirit. To get a measure of it in our own guild, an informal online survey was conducted in January 2022. As the pandemic took hold of our second winter, many quilters had the opportunity to enjoy time in their sewing spaces. The survey encouraged us to go through existing projects, revisit the motivation to start them and consider why some may remain unfinished. From the respondents, we learned that we have a good balance of beginner and seasoned quilters, ranging from 5 to more than 40 years of experience. Collectively, we represent around 650 quilting years and have completed an estimated 1500 quilts. That's over 50 finished quilts per person. Since roughly half of our members completed the survey, we might reasonably double that estimate to 3000 finished quilts made by all guild members over their quilting careers. Of course, each quilter may have a unique personal view of what constitutes a 'finished quilt'!!

We also identified an estimated 300 quilts in the works. Multiple projects underway at the same time is not uncommon and could be deemed an inevitable by-product of the drive to create however we discovered that 13% of those unfinished projects have been sitting for more than a decade. A handful of members are quite proficient at completing what they've started, but in general, the longer we've been quilting, the longer the 'unfinished' list tends to become. After all, the most exciting project is always the next new one.

The number one reason given for any particular project to remain unfinished is *"I've lost interest, motivation, or just don't like it anymore"*. The survey confirmed that enjoyment from quilt-making comes from all aspects start to finish, with emphasis on seeing what certain pattern and fabric combinations and design choices can do. There is also great satisfaction in seeing the quilts find a good home. It seems that for many of us, quilting is at least as much about the process as the product.

While the survey was just for fun, it reinforced a strong drive to create and enthusiasm for learning. We're certain the responses were conservative, both in terms of estimated quilts completed and those still underway, but the message is that there is a lot of quilt-making going on in this community and a determination to keep going. The Four Corners Quilters' Guild looks forward to celebrating its 25th anniversary next year. New members and guests are always welcome. Find us on Facebook, or for more information contact 4cornersquiltersguild@gmail.com.

Submitted by Linda Hruska, Wellington North Cultural Roundtable



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

BY-LAW NUMBER 061-22

**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 MAY
9, 2022**

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 May 9, 2022 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 9TH DAY OF MAY, 2022.**

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK