

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – JUNE 6, 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:

Please click this URL to join. <https://us02web.zoom.us/j/89727401075>

Or join by phone:

Canada: 855 703 8985 (Toll Free) or 1 647 374 4685 (long distance charges may apply)

Webinar ID: 897 2740 1075

**PAGE
NUMBER**

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the June 6, 2022 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

PRESENTATIONS

1. Al Dam, Provincial Poultry Specialist, Ontario Ministry of Agriculture, Food and Rural Affairs

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the June 6, 2022 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act at : p.m.

- Marvin and Lorna Gingrich

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the June 6, 2022 Regular Meeting of Council at : .

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, May 24, 2022

001

Recommendation:

THAT the minutes of the Regular Meeting of Council held on May 24, 2022 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

- Mount Forest Pool Replacement 011
 - Report CAO 2022-03 Mount Forest Pool Replacement

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Arthur Chamber of Commerce, Directors Meeting, May 11th, 2022 020

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Chamber of Commerce Directors Meeting held on May 11, 2022.

- b. Arthur Business Improvement Association, May 18, 2022 023

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Association meeting held on May 18, 2022

- c. Wellington North Cultural Roundtable Committee, May 19, 2022 029

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable Committee meeting held on May 19, 2022.

- d. Saugeen Valley Conservation Authority, Authority Meeting, March 17, 2022 032

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority, Authority Meeting, held on March 17, 2022.

- e. Safe Communities Wellington County Leadership Table, March 9, 2022 038

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table meeting held on March 9, 2022

- f. Maitland Valley Conservation Authority
 - Board of Directors Meeting, #3-2022, March 16, 2022 043
 - Members Meeting #4-22, April 20, 2022 050

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Board of

Directors Meeting, #3-2022, held on March 16, 2022 and the Members Meeting, #4-22, held on April 2, 2022.

- g. Maitland Source Protection Authority, #1-22, March 16, 2022 055

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Source Protection Authority Meeting, #1-22, held on March 16, 2022.

2. PLANNING

- a. Curtis Marshall, Manager of Development Planning, County of Wellington, memorandum dated May 20, 2022, regarding Bill 109: More Homes for Everyone Act 2022 057

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the memorandum from Curtis Marshall, Manager of Development Planning, County of Wellington, dated May 20, 2022, regarding Bill 109: More Homes for Everyone Act 2022.

- b. Kim Courts, Deputy Clerk, County of Wellington, correspondence dated May 27, 2022 regarding Official Plan Amendment 119 Recommendation Report and By-law 5760-22 062

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Kim Courts, Deputy Clerk, County of Wellington, dated May 27, 2022 regarding Official Plan Amendment 119 Recommendation Report and By-law 5760-22.

- c. Asavari Jadhav, Junior Planner and Jessica Rahim, Senior Planner, County of Wellington, Planning Report, dated May 31, 2022, regarding 391055 Grey Road 109, Mount Forest, Removal of Holding (H) Provision 144

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report from Asavari Jadhav, Junior Planner and Jessica Rahim, Senior Planner, County of Wellington, dated May 31, 2022, regarding 391055 Grey Road 109, Mount Forest, Removal of Holding (H) Provision

- d. Report DC 2022-016, Clayton Robertson & Alison Robertson 149

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-016 regarding the Final Approval of the Clayton and Alison Robertson Site Plan Agreement

3. ECONOMIC DEVELOPMENT

- a. Report EDO 2022-021 Grant Applications Letters of Support 160

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-021;

AND FURTHER THAT Council approve the following Letters of Support:

- New Growth Family Centre, to support an application to the CW Community Foundation
- Mount Forest Curling Club, to support an application to the Ontario Trillium Foundation

4. FINANCE

- a. Vendor Cheque Register Report, May 26, 2022 162

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 26, 2022.

5. COUNCIL

- a. Infrastructure Canada correspondence regarding the Township of Wellington North application to Infrastructure Canada’s Green and Inclusive Community Buildings (GICB) program 165

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Infrastructure Canada regarding the Township of Wellington North application to Infrastructure Canada’s Green and Inclusive Community Buildings (GICB) program.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Recommendation:

THAT all items listed under Items For Consideration on the June 6, 2022 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake (Ward 1):

- North Wellington Health Care Corporation – Louise Marshall Hospital
- Lynes Blacksmith Shop Committee
- Recreation, Parks and Leisure Committee
- Wellington North Power

Councillor Burke (Ward 2):

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

Councillor Hern (Ward 3):

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

Councillor McCabe (Ward 4):

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

Mayor Lennox:

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

BY-LAWS

- a. By-law Number 064-22 being a by-law to appoint a Director of Finance/Treasurer for the Corporation of the Township of Wellington North and repeal 042-22 166
- b. By-law Number 065-22 being a by-law to amend Zoning By-law Number 66-01, being the Zoning By-law for the Township of Wellington North (Remove Holding - EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest – Robertson) 171

Recommendation:

THAT By-law Number 064-22 and 065-22 be read a First, Second and Third time and enacted.

CULTURAL MOMENT

- Celebrating the Arthur Barn Quilt Trail Project 174

CLOSED MEETING SESSION

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

- (d) labour relations or employee negotiations

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

Recommendation:

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

(d) labour relations or employee negotiations

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

1. REPORTS

- HR 2022-005 Employee Remuneration
- HR 2022-006 Acting Assignment Pay CAO

2. RISE AND REPORT FROM CLOSED MEETING SESSION

Recommendation:

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

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2022-005 Employee Remuneration;

AND FURTHER THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2022-006 Acting Assignment Pay CAO;

AND FURTHER THAT Council approve the confidential direction to staff.

CONFIRMING BY-LAW

Recommendation:

175

THAT By-law Number 066-22 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 June 6, 2022 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of June 6, 2022 be adjourned at ___:___ p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS

Recreation, Parks and Leisure Committee	Tuesday, June 7, 2022	4:00 p.m.
Louise Marshall Hospital Foundation 2 nd Annual Gala – Mount Forest & District Sports Complex	Friday, June 17, 2022	5:00 p.m.
Wellington North Farmers Market, opening day – Victory Community Centre, 320 King St. E., Mount Forest	Saturday, June 25, 2022	8:30 a.m. – 12:00 p.m.
Regular Council Meeting – via video conference	Monday, June 27, 2022	7:00 p.m.
Regular Council Meeting – via video conference	Monday, June 11, 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

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MAY 24, 2022 at 7:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING https://youtu.be/GQPKLd_ydHQ**

Members Present:	Mayor: Andrew Lennox Councillors: Sherry Burke Lisa Hern Steve McCabe
Member Absent:	Councillor: Dan Yake
Staff Present:	Chief Administrative Officer: Michael Givens Director of Legislative Services/Clerk: Karren Wallace Deputy Clerk: Catherine Conrad Chief Building Official: Darren Jones Director of Operations: Matthew Aston Community Recreation Coordinator: Mandy Jones Human Resources Manager: Amy Tollefson Economic Development Officer: Dale Small Director of Fire Services: Chris Harrow Senior Planner: Jessica Rahim Drainage Superintendent: Thomas Jackson Planner: Matthieu Daoust

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2022-178

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the May 24, 2022 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

COUNTY COUNCIL UPDATE

Campbell Cork, County of Wellington Councillor, Ward 3

A report from Guelph Wellington Paramedic Service in March states that ambulance offload delays have become a serious situation. Delays happen when an ambulance arrives at a hospital and the paramedics are unable to hand over the patient to hospital staff due to delays on the hospital end. The report states that the number and length of delays at Guelph General Hospital, for instance, has been a problem for some months, as it has been at hospitals across Ontario. A standard set by the

Provincial Ministry of Health indicates that this transfer should occur within 30 minutes of the ambulance arriving at the hospital, 90 percent of the time.

When hospital staff are not able to assume care for the patient, paramedics must continue care while they wait for the handover, meaning they are unable to leave and respond to further calls. These offload delays at the Guelph General Hospital have historically been rare and typically related to an identifiable cause such as a significant short-term surge in call volume, or internal hospital issues such as a power failure or internal incident. Beginning in August of 2021 the incidence of offload delays at Guelph General Hospital increased significantly, and for prolonged periods of time. By the end of October 2021, ambulance offload delays were occurring almost daily, with between three and eight ambulances in delay in some instances for greater than four hours.

In January of this year offload delays gradually increased again. This has been happening across the Province, not just in Wellington County. In some areas of Ontario, the province has funded a Dedicated Offload Nurse whose job it is to take responsibility for patients in offload delay. The report says this program has had some success. But funding for an offload nurse has not been offered by the Province for Guelph Wellington. More recently the Provincial Ministry of Health has suggested that it is willing to consider a request for funding.

Last week the Riverstown Landfill site held the official opening of phase 2. This highly engineered landfill has multiple liners and a two-foot packed clay bottom that is designed to contain and control leachate. Leachate can run off a landfill site into the water table, rivers, and streams.

The landfill site has approximately twenty-six years capacity. The green bin and brush pick up are expected to add five years, or more, to the life of the Riverstown Landfill site. Ontario is in serious trouble for landfill capacity with no new landfill sites being licensed in the last 23 years. The Province as a whole, has only fourteen years of landfill capacity remaining; but that may decrease to eleven years if the United States stops taking Ontario garbage. In 2021 almost half of all waste managed by Wellington County Solid Waste Services was diverted from landfill. The County received \$1.28 million from the sale of blue box materials in 2021.

Solid waste services is making our closed landfill sites ecofriendly by reducing grass mowing where appropriate, and planting more trees, bushes, and wildflowers. The closed landfill site in Arthur is a great example of how pollinator flowers and shrubs have been planted to help our pollinating insects and particularly bees. Our own Jack Benham played a key role in those plantings.

Councillor McCabe inquired where the fifty percent of waste diverted from landfill is going, the usage of rural pickup and it's cost. Councillor Cork commented that a lot of it is recycling, and the organic matter, leaf and brush is going to All Treat to be composted and recycled. A lot of the wood and building materials are being ground up as mulch and used on site as roads, gardens and as cover. There are diversion efforts by manufacturers of things like tires, batteries, and white metal, which is sorted at the landfill. Rural recycling is going well. They have heard from people that it is good to have pickup on both sides of the road. Green bin use is a harder sell in rural

areas as they often have their own composting. User numbers are going up and the service is going well. There have been reports regarding the cost but numbers were not immediately available.

Councillor Burke asked if the County is looking at other things that could be recycled. Councillor Cork responded that the Province is handing it over to producers. We have seen it with tires. The County has a partnership with tire manufactures where the tires are brought to the landfill site and the County gets a bit for looking after them. Producers are being held responsible with the goal of the whole blue box system being operated by producers. Wellington County will be contracted to pick it up. It is anticipated that it will save approximately \$1 million annually. The County applied to start into it right away. It started last year but they are in the process of figuring out what will be in the blue box and standardized across the Province. It could be another year or so before it fully kicks in.

Councillor Hern commented how well managed the landfill is.

Mayor Lennox stated that he sits on AMO's Waste Management Task Force and one of the priorities is getting more things into the recycling stream. It is dependent on Provincial regulation because the Province is going to have to regulate through the producers what will be in the recycling stream. There is nothing in the works to change the number of items currently in the stream. It is important to reach out and tell them what things we want included.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2022-179

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the May 24, 2022 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act at 7:20 p.m.

- Catherine Conrad, Minor Variance
- Sarah Wilson, Minor Variance
- Neil Bauman, Minor Variance
- Trevor Black and Caitlin Nowach, Minor Variance

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2022-180

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the May 24, 2022 Regular Meeting of Council at 7:44 p.m.

CARRIED

DEPUTATIONS

1. Sean McDermid, against "Backyard Chickens for Wellington North" petition.

Mr. McDermid appeared before Council regarding a petition requesting backyard chickens be permitted in Wellington North. Mr. McDermid spoke out against the petition and asked Council to not allow chickens in the urban areas. He is a local chicken farmer and feels the petition poses a huge risk to all area poultry farms. There is currently an avian Influenza outbreak in Ontario, North America and generally, globally. He had submitted an article written in 2005 by Dr. Don McDermid, DVM, summarizing the risk that avian influenza poses from a zoonosis standpoint to people.

Adding more chicken production areas, as desired by the petition, could severely cripple the chicken industry in Ontario by potentially creating more AI Zones. The town of Arthur is already in one of these zones. Special permits are required to ship poultry, or production products such as feed. This also means that feed trucks cannot enter these zones to get to a farm that is not in the zone but is nearby. Highway 6 and Wellington Road 109 in Arthur is closed to feed trucks, live haul, chick trucks, ag trucks trying to get to nearby farms outside of the zone. This means additional routes need to be determined and used and poses an issue with spring load limits. The petition increases the risk of these zones reopening or not closing for an extended period of time.

Other complaints he gathered from those who live in town included odour, noise, and rodents.

Mr. McDermid asked Council to invite Al Dam, OMAFRA poultry specialist, to further discuss any issues or answer any questions Council may have.

Council directed staff to invite Mr. Dam to the next meeting of Council to make a presentation.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, May 9, 2022
2. Public Meeting, May 9, 2022

RESOLUTION: 2022-181

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on May 9, 2022 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

Mount Forest Pool Replacement:

- Report CAO 2022-003 Mount Forest Pool Replacement

RESOLUTION: 2022-182

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2022-003 Mount Forest Pool Replacement.

CARRIED

Council thanked Michael Givens, CAO, for his report that included detail of cost, debt options and other options for funding. There are several capital projects on the horizon and Council must assign priority and consider the implication on property taxes. Fundraising opportunities discussed included grants, requesting funds from neighbouring municipalities and using development charges. The fundraising committee is raising monies for pool enhancements but has not met its target. Should the target not be reached the committee will look at what to do without. If funds are raised beyond what is needed for the enhancement, they would go towards the capital project.

Council agreed it was appropriate for Council to be responsible for reaching out to neighbouring municipalities and directed that any funds received from neighbouring municipalities would be applied to the capital replacement cost.

Council directed that Report CAO 2022-003 Mount Forest Pool Replacement be included in future agenda packages to continue discussion.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1d, 7a, 8a, 8b, 9c, 9d

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2022-183

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT all items listed under Items For Consideration on the May 24, 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 150 Committee meetings held on April 26, 2022 and May 9, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee Meeting #87 held on December 3, 2021.

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 May 10, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Joint Accessibility Advisory Committee meeting held on May 5, 2022.

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 17, 2022, regarding 2022 Minor Housekeeping Amendment – Zoning By-law 66-01, Zoning By-law Amendment (ZBA 2022-08).

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2022-05 being the Building Permit Review for the period ending March 31st, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2022-06 being the Building Permit Review for the period ending April 30th, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report EDO 2022-19 being an update from the Economic Development Office.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 16, 2022

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service, Quarter One Update 2022

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Power Inc., Quarterly Newsletter of Wellington North Power Inc., Quarter 1: January 1st to March 31st, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Power Inc. correspondence dated May 13, 2022 regarding 2022 Annual Dividend.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2022-184

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation, Parks and Leisure Committee meeting held on May 10, 2022.

CARRIED

RESOLUTION: 2022-185

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North direct staff to provide pool concept three and the results of the Mount Forest Outdoor Pool Community Survey questions nine and thirteen to the Mount Forest Aquatics Ad-Hoc Advisory Committee to solicit feedback from local schools.

CARRIED

RESOLUTION: 2022-186

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North endorse that both the Arthur and Mount Forest pools remain operational for the 2022 summer season with a reduced program schedule of approximately 5 hours per day, per facility;

AND FURTHER THAT public swim, family swim and swimming lessons be given the priority when creating the program schedule.

CARRIED

RESOLUTION: 2022-187

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2022-018 being a report on the award of a sidewalk machine;

AND FURTHER THAT Council award the request for tender 2022-005 to Work Equipment Ltd at a cost of \$189,900.00 plus applicable taxes;

AND FURTHER THAT Council approve utilization of a Capital Equipment Reserve Fund for any overage experienced for this project;

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

CARRIED

RESOLUTION: 2022-188

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2022-013 being a report to Appoint an Engineer for Arthur Drain 6;

AND FURTHER THAT Council appoint K. Smart Associates Limited (K. Smart) of Kitchener, Ontario as Drainage Engineer to prepare the Engineer's Report on the petition for drainage works received Arthur Drain 6 for lands located in Concession 12, lots 17 and 18 under Section 8(1) of the Drainage Act;

AND FURTHER THAT Council direct K. Smart to proceed with the preparation of a drainage report and on-site meeting.

CARRIED

RESOLUTION: 2022-189

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report HR 2022-003 being a report on staff disconnecting from work;

AND FURTHER THAT Council endorse the Disconnect from Work policy.

CARRIED

RESOLUTION: 2022-190

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Deer Ridge Heights Inc. correspondence dated May 1, 2022 regarding Mount Forest Subdivision.

CARRIED

RESOLUTION: 2022-191

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the petition regarding Backyard Chickens for Wellington North from Mark Baldock.

CARRIED

Council directed staff to invite Al Dam, OMAFRA Poultry Specialist to provide a presentation regarding backyard chickens at a future meeting of Council.

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- Attended the Mount Forest Lawn Bowling meet and greet. The group is looking for a letter of support to complete a Trillium Capital Grant application for the fall intake.

Councillor Hern (Ward 3):

- Arthur Chamber of Commerce has hired Brea Smith as the new office administrator.

Councillor McCabe (Ward 4):

- Attended the SVCA meeting held on May 19, 2022.

Mayor Lennox:

- The Wellington North Power Inc. Annual General Meeting will be held Tuesday, May 31, 2022.

BY-LAWS

- a. By-law Number 062-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (housekeeping)

RESOLUTION: 2022-192

Moved: Councillor Hern

Seconded: Councillor Burke

THAT By-law Number 062-22 be read a First, Second and Third time and enacted.

CARRIED

CLOSED MEETING SESSION

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

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (d) labour relations or employee negotiations;
- (b) personal matters about an identifiable individual, including municipal or local board employees;

RESOLUTION: 2022-193

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 8:50 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (d) labour relations or employee negotiations;
- (b) personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

1. REPORTS

- EDO 2022-020 Land Sale
- Waterhouse Consultant Update
- CAO verbal update
 - Negotiations
 - Personnel

2. REVIEW OF CLOSED SESSION MINUTES

- April 25, 2022

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2022-194

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 9:51 p.m.

CARRIED

RESOLUTION: 2022-195

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-020 Land Sale;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2022-196

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the CAO verbal update regarding negotiations and personnel.

CARRIED

RESOLUTION: 2022-197

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 25, 2022 Council Meeting

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2022-198

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North

THAT By-law Number 063-22 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 24, 2022 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2022-199

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Regular Council meeting of May 24, 2022 be adjourned at 9:53 p.m.

CARRIED

MAYOR

CLERK



WELLINGTON NORTH
SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of May 24, 2022

From: Michael Givens, CAO

Subject: CAO 2022-003 Mount Forest Pool Replacement

RECOMMENDATION

THAT Council of the Township of Wellington North receive for information Report CAO 2022-003 Mount Forest Pool Replacement.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

MOUNT FOREST AQUATIC AD-HOC ADVISORY COMMITTEE TERMS OF REFERENCE

RPL 2022-005 being a report on summer recreation programs

Concept Design New Pool-February 8, 2022

CAO 2021-008 fundraising committee guidelines

OPS 2021-012 being a report to prioritize major Wellington North water and wastewater projects

RAC 2016-003 being a report on establishing an ad hoc committee regarding the Mount Forest Pool

BACKGROUND

At the May 9, 2022 Council meeting, Council requested a summary of “key decision points” that require consideration as we continue to move forward with the design, finance, build of a new pool in Mount Forest. These items are more specifically associated with the financial components associated with a recreation project of this magnitude.

Items for consideration, decision making and direction provision to staff and committee(s)-

1. What is the budget for the new Mount Forest Pool? Current concepts suggest between \$5 and \$5.5 million. Pools can be scoped to meet a budget. Is council going to consider a budget cap or is continued creep acceptable?
2. How much long-term debt is Township council willing to accept to build a pool? \$2.5 million? \$4.5 million? Debt levels are currently low for the Township, but major capital investments that are likely to require debt financing loom.
3. The recent joint meeting of the Recreation, Parks, Leisure Committee and Mount Forest Aquatics Ad Hoc Advisory Committee confirmed that the Ad Hoc Advisory Committee continues to focus fundraising efforts solely on pool enhancements (i.e., items that are not included as part of the existing pool. (E.g., climbing wall, water feature(s), sunshades, bubblers). When the final concept is prepared, Council and staff should sit down and confirm the list of enhancements with pricing and provide that to the Ad Hoc Advisory Committee, so they understand their goal. Is the beach entry an enhancement? Is the trellis an enhancement? Is landscaping surrounding the pool (outside the fence) an enhancement? These are examples of questions that need to be addressed prior to the list of enhancements being provided to the Ad Hoc Advisory Committee.
4. Are funds raised through naming rights, contributions from neighbouring municipalities whose residents utilize the pool to go towards the core pool and bathhouse capital funds? Do potential proceeds from the sale of lands of the current pool site go towards the core pool and bathhouse?
5. It has been assumed by some there are 2 separate fundraising pots. 1 for pool enhancements that the Ad Hoc Advisory Committee is focused on and 1 for the core pool (replacement) and bathhouse (replacement). Is it council's assumption that staff are "fundraising" for the core pool and bathhouse?
6. Is the Mount Forest Pool project the #1 priority capital infrastructure project for all eligible provincial or federal funding grants? That is typically a question asked as part of funding applications, requiring a resolution of council to confirm. Council endorsed an application in 2019 to the Investing in Canada Infrastructure Program (ICIP) for the Arthur Community Centre renovations, dressing room expansions. Has the Mount Forest pool now become the number 1 recreation priority?
7. Does Council want to establish clear targets that must be met prior to actual construction proceeding?
 - a. Examples-
 - i. 2/3 of total project funding must be secured prior to proceeding. A combination of fundraising, grants, reserve allocations.
 - ii. Ad hoc Committee has raised 2/3 of funding target for project enhancements.

FINANCIAL CONSIDERATIONS

FUNDING SOURCES-

- Development Charges dedicated to the MF Pool
 - Balance-\$403,000
 - Note-development charges are to be utilized to address “Net Growth Related Costs”
- Cash in lieu of parkland-can be used for upgrading of existing parks/facilities, provided need is due to intensification. The case could be made for certain of the landscape amenities for sure.
 - Balance-\$187,000
- Council Community and Contingency Reserve-really the council discretionary reserve
 - Balance \$8000
- Tax rate stabilization-justification, reduce debt required reduces future tax rate pressure
 - Balance-\$1.4 million
- Capital infrastructure Reinvestment Reserve Fund- used for rehab or replacement of existing infrastructure
 - Balance-\$1.3 million
- Gas tax or Ontario Community Infrastructure Fund-Formula Based (OCIF)-could commit **future** receipt of these funds to the project. That would create a gap for other infrastructure rehab. Gas tax historically focused on bridge rehabilitation, OCIF focused on other infrastructure rehabilitation (roads, water, sanitary)
 - Gas tax, now Canada Community Building Fund (CCBF) 2022 Allocation-\$378,000
 - OCIF 2022 Allocation-\$1,903,374

OTHER IMMINENT PROJECTS THAT WILL REQUIRE A COMBINATION OF DEBT FINANCING, DEVELOPMENT CHARGES, OTHER DEVELOPER CONTRIBUTION, RESERVES AND GRANTS

<i>Project</i>	<i>Estimated Cost*</i>
Arthur Wastewater Plant Project – Phase 2	\$8.3 Million (2018)
Mount Forest Water Tower	\$5 Million (2021)
Arthur Water Tower	\$3.7 Million (2020)
Arthur Water Supply	\$3.5 Million (2021)
Mount Forest Wastewater Plant Capacity	Unknown
Arthur Water Treatment	Unknown
Arthur Community Centre Renovations & Dressing Room Additions	\$1.8 Million (ice plant, piping, ice surface work completed)
Mount Forest Fire Hall	\$2 Million
Arthur Operations Centre	\$3.5 Million

*- Estimate costs are approximate, and parenthesis' indicate year of engineered or preliminary estimate.

The above list is not exhaustive but is to provide context of the amount of funding that will be required in the near future.

OTHER CONSIDERATIONS-

1. 2022 ANNUAL REPAYMENT LIMIT-\$2,296,276

This limit represents the maximum amount which the municipality had available as of December 31, 2020 to commit to payments relating to debt and financial obligation.

2. Mount Forest Pool Operations-annually pool operations cost the Township approximately \$70,000. These are operating costs only. A 25-year debenture for \$2.5 million would add over \$150,000 annually to the pool costs.

ATTACHMENTS

1. Amortizing Debenture Draft Payment Schedule \$2.5 million, 25 year, 3.50% interest, annual payment
2. 2022 Annual Repayment Notice-MMAH
3. MF Pool Concept 3-most preferred concept based on survey results
4. Resolution #2019-341

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:	Michael Givens, CAO	<i>Michael Givens</i>
Recommended By:	Michael Givens, Chief Administrative Officer	<i>Michael Givens</i>

>> Amortizing Debenture Schedule

Organization Name	Wellington North
Principal Amount	\$2,500,000.00
Annual Interest Rate	3.50 %
Loan Term (Year)	25
Debenture Date (mm/dd/yyyy)	08/01/2023
Maturity Date (mm/dd/yyyy)	08/01/2048
Payment Frequency	Annual
Loan Type	Amortizing

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
08/01/2024	\$151,685.09	\$64,185.09	\$87,500.00	\$2,435,814.91
08/01/2025	\$151,685.09	\$66,431.57	\$85,253.52	\$2,369,383.34
08/01/2026	\$151,685.09	\$68,756.67	\$82,928.42	\$2,300,626.67
08/01/2027	\$151,685.09	\$71,163.16	\$80,521.93	\$2,229,463.51
08/01/2028	\$151,685.09	\$73,653.87	\$78,031.22	\$2,155,809.64
08/01/2029	\$151,685.09	\$76,231.75	\$75,453.34	\$2,079,577.89
08/01/2030	\$151,685.09	\$78,899.86	\$72,785.23	\$2,000,678.03
08/01/2031	\$151,685.09	\$81,661.36	\$70,023.73	\$1,919,016.67
08/01/2032	\$151,685.09	\$84,519.51	\$67,165.58	\$1,834,497.16
08/01/2033	\$151,685.09	\$87,477.69	\$64,207.40	\$1,747,019.47
08/01/2034	\$151,685.09	\$90,539.41	\$61,145.68	\$1,656,480.06
08/01/2035	\$151,685.09	\$93,708.29	\$57,976.80	\$1,562,771.77
08/01/2036	\$151,685.09	\$96,988.08	\$54,697.01	\$1,465,783.69
08/01/2037	\$151,685.09	\$100,382.66	\$51,302.43	\$1,365,401.03
08/01/2038	\$151,685.09	\$103,896.05	\$47,789.04	\$1,261,504.98
08/01/2039	\$151,685.09	\$107,532.42	\$44,152.67	\$1,153,972.56
08/01/2040	\$151,685.09	\$111,296.05	\$40,389.04	\$1,042,676.51
08/01/2041	\$151,685.09	\$115,191.41	\$36,493.68	\$927,485.10
08/01/2042	\$151,685.09	\$119,223.11	\$32,461.98	\$808,261.99
08/01/2043	\$151,685.09	\$123,395.92	\$28,289.17	\$684,866.07
08/01/2044	\$151,685.09	\$127,714.78	\$23,970.31	\$557,151.29
08/01/2045	\$151,685.09	\$132,184.79	\$19,500.30	\$424,966.50
08/01/2046	\$151,685.09	\$136,811.26	\$14,873.83	\$288,155.24
08/01/2047	\$151,685.09	\$141,599.66	\$10,085.43	\$146,555.58
08/01/2048	\$151,685.03	\$146,555.58	\$5,129.45	\$0.00
	\$3,792,127.19	\$2,500,000.00	\$1,292,127.19	

DISCLAIMER:

Infrastructure Ontario does not warrant or make any representations regarding the use or the results of the use of the calculator found herein in terms of their correctness, accuracy, timeliness, reliability, or otherwise. Under no circumstances shall Infrastructure Ontario be held liable for any damages, whether direct, incidental, indirect, special, or consequential, and including, without limitation, lost revenues or lost profits, arising from or in connection with your use or reliance on the calculator found herein.

This calculator is provided for general illustrative purposes only and does not constitute investment advice. To take into account your specific circumstances, you should obtain professional investment, legal and/or tax advice, as appropriate.

2022 ANNUAL REPAYMENT LIMIT

(UNDER ONTARIO REGULATION 403 / 02)

MMAH CODE:	75617		
MUNID:	23020		
MUNICIPALITY:	Wellington North Tp		
UPPER TIER:	Wellington Co		
REPAYMENT LIMIT:		\$	2,296,276

The repayment limit has been calculated based on data contained in the 2020 Financial Information Return, as submitted to the Ministry. This limit represents the maximum amount which the municipality had available as of December 31, 2020 to commit to payments relating to debt and financial obligation. Prior to the authorization by Council of a long term debt or financial obligation, this limit must be adjusted by the Treasurer in the prescribed manner. The limit is effective January 01, 2022

FOR ILLUSTRATION PURPOSES ONLY,

The additional long-term borrowing which a municipality could undertake over a 5-year, a 10-year, a 15-year and a 20-year period is shown.

If the municipalities could borrow at 5% or 7% annually, the annual repayment limits shown above would allow it to undertake additional long-term borrowing as follows:

5% Interest Rate			
(a)	20 years @ 5% p.a.	\$	28,616,668
(a)	15 years @ 5% p.a.	\$	23,834,554
(a)	10 years @ 5% p.a.	\$	17,731,231
(a)	5 years @ 5% p.a.	\$	9,941,671
7% Interest Rate			
(a)	20 years @ 7% p.a.	\$	24,326,775
(a)	15 years @ 7% p.a.	\$	20,914,280
(a)	10 years @ 7% p.a.	\$	16,128,078
(a)	5 years @ 7% p.a.	\$	9,415,183

DETERMINATION OF ANNUAL DEBT REPAYMENT LIMIT

017

(UNDER ONTARIO REGULATION 403/02)

MUNICIPALITY:

Wellington North Tp

MMAH CODE:

75617

Debt Charges for the Current Year

		1 \$
0210	Principal (SLC 74 3099 01)	1,407,345
0220	Interest (SLC 74 3099 02)	81,422
0299	Subtotal	1,488,767
0610	Payments for Long Term Commitments and Liabilities financed from the consolidated statement of operations (SLC 42 6010 01)	0
9910	Total Debt Charges	1,488,767

Amounts Recovered from Unconsolidated Entities

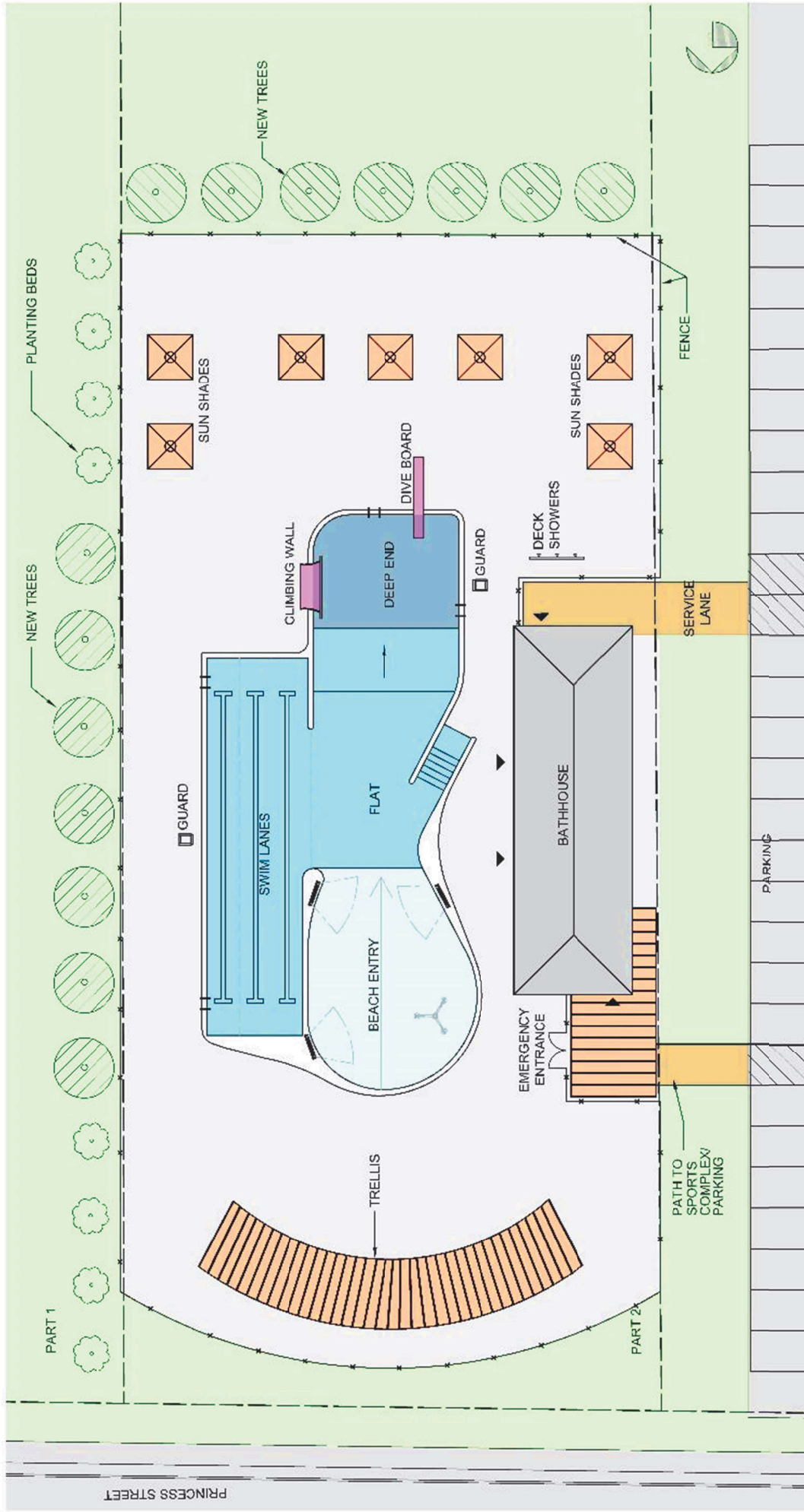
		1 \$
1010	Electricity - Principal (SLC 74 3030 01)	0
1020	Electricity - Interest (SLC 74 3030 02)	0
1030	Gas - Principal (SLC 74 3040 01)	0
1040	Gas - Interest (SLC 74 3040 02)	0
1050	Telephone - Principal (SLC 74 3050 01)	0
1060	Telephone - Interest (SLC 74 3050 02)	0
1099	Subtotal	0
1410	Debt Charges for Tile Drainage/Shoreline Assistance (SLC 74 3015 01 + SLC 74 3015 02)	20,394
1411	Provincial Grant funding for repayment of long term debt (SLC 74 3120 01 + SLC 74 3120 02)	0
1412	Lump sum (balloon) repayments of long term debt (SLC 74 3110 01 + SLC 74 3110 02)	0
1420	Total Debt Charges to be Excluded	20,394
9920	Net Debt Charges	1,468,373

		1 \$
1610	Total Revenue (SLC 10 9910 01)	18,698,178
Excluded Revenue Amounts		
2010	Fees for Tile Drainage / Shoreline Assistance (SLC 12 1850 04)	0
2210	Ontario Grants, including Grants for Tangible Capital Assets (SLC 10 0699 01 + SLC 10 0810 01 + SLC 10 0815 01)	2,853,123
2220	Canada Grants, including Grants for Tangible Capital Assets (SLC 10 0820 01 + SLC 10 0825 01)	51,135
2225	Deferred revenue earned (Provincial Gas Tax) (SLC 10 830 01)	0
2226	Deferred revenue earned (Canada Gas Tax) (SLC 10 831 01)	356,309
2230	Revenue from other municipalities including revenue for Tangible Capital Assets (SLC 10 1098 01 + SLC 10 1099 01)	110,171
2240	Gain/Loss on sale of land & capital assets (SLC 10 1811 01)	-111,686
2250	Deferred revenue earned (Development Charges) (SLC 10 1812 01)	305,016
2251	Deferred revenue earned (Recreation Land (The Planning Act)) (SLC 10 1813 01)	0
2252	Donated Tangible Capital Assets (SLC 53 0610 01)	0
2253	Other Deferred revenue earned (SLC 10 1814 01)	25,687
2254	Increase / Decrease in Government Business Enterprise equity (SLC 10 1905 01)	0
2255	Other Revenue (SLC 10 1890 01 + SLC 10 1891 01 + SLC 10 1892 01 + SLC 10 1893 01 + SLC 10 1894 01 + SLC 10 1895 01 + SLC 10 1896 01 + SLC 10 1897 01 + SLC 10 1898 01)	49,829
2299	Subtotal	3,639,584
2410	Fees and Revenue for Joint Local Boards for Homes for the Aged	0
2610	Net Revenues	15,058,594
2620	25% of Net Revenues	3,764,649
9930	ESTIMATED ANNUAL REPAYMENT LIMIT (25% of Net Revenues less Net Debt Charges)	2,296,276

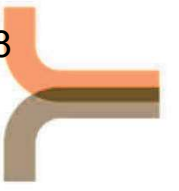
* SLC denotes Schedule, Line Column.

Concept 3. - Plan

017



018



Concept Design for New Outdoor Pool



RESOLUTION: 2019-341

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report RAC 2019-019 being a report on the Investing in Canada Infrastructure Program (ICIP) Application be received;

AND FURTHER THAT Council support and direct staff to submit an application for the rehabilitation of the Arthur and Area Community Centre consistent with this report, a project which will result in improved functionality and accessibility at the community-owned facility;

AND FURTHER THAT Council agree to fund the Township's share of the project cost, as recommended by Township staff, if the application is successful.

CARRIED

I, Karren Wallace, CLERK OF THE
TOWNSHIP OF WELLINGTON NORTH
HEREBY CERTIFY THIS TO BE A
TRUE AND COMPLETE COPY

Karren Wallace
Karren Wallace

*of Resolution 2019-341 from the Nov 4/18
meeting of Council*



146 George St., P.O. Box
Arthur, Ontario N0G 1A0
(519)-848-5603

Directors Meeting Minutes

May 11th, 2022

Attending: Tom Gorecki, Paula Coffey, Faye Craig, Jacklyn Winter, Brea Smith

Regrets: Dale Small, Councillor Lisa Hern, Bonnie McIntosh

Jacklyn called the meeting to order @ 5:32 pm and welcomed everyone.
Introduced Brea as new Chamber Administrator.

Approval of previous months minutes:

-unable to approve minutes from April as they were not available/not located.

Committee Reports:

Economic Development Report – sent by Dale Small

-see attached EDO for review

Council Report – Counsellor Lisa Hern not present, no report

Business arising from the previous meeting

Arthur 150 Planning -

- Faye discussing events planned with Arthur 150 Committee, explaining locations of rentals and activities, will confirm when everything finalized.
- photo of tentative event list. (Brea)
- Attend Arthur 150 Committee meeting with Faye May 24th, 7:00pm (Brea).
- Shop Local Township/BIA partnering. Ronda working on vendor list, connect with Ronda to get vendor map/list to ensure no conflicts for membership. (Brea)
- Faye suggests visiting businesses on main to share what's happening for events & help them feel engaged/involved in event, mention of passport idea as well TBD.
- Casa Verde, touch base about Taco truck to see if interested for the Saturday (Brea)
- Faye request Brea to photograph events, Brea will be away but will contact others that may be interested.

Summer Student -

- 30hrs \$16/hr Monday-Friday not weekends; will require supervision, WHMS/fire code up to date?; would only be able to work for Chamber related business; 8wks.
- Tom & Paula agree not prepared this year for a summer student, perhaps look into it for next year with a better plan for their duties. Brea to email to withdraw application.

Membership Builds Our Community as a Place to Work, Play and Live

Barn quilt -

- currently at Foodland to be mounted visible to the road
- require chq for Doris

- Faye donating office chair to Chamber, Tom to pick up & deliver.

New business:

- date for AGM, dinner, speaker – defer to next meeting
- Paula recommend weekend after Thanksgiving.
- all agree that member fee to remain \$125
- Brea office hours Thursday over lunch hours 11-2; small blurb for website.
- Paula suggest pamphlet to go to businesses on main street for cleaning up buildings, window washing suggestions (Blake Benson, Jason Jane. Faye & Tom to send contact info to Brea) and offer ideas to spruce things up. Look into grants for building improvements. Include membership info for non-members.
- Barrister in town interested in joining membership as well as BrokerLink, be sure to have them on contact list for July.
- Outdoor gym, social media post about broken piece. BIA to look into it.
- candidate debate in person May 24th. \$250 to participate. Decision to not participate but send email to members to inform them that it is happening.
- suggest table fees at vendor events
- suggestion for baskets featuring member products or items as fundraiser.
- Eileen at Arthur School of Art will be washing windows to paint for Arthur 150.
- Inquire with Arthur Greenhouses if they will offer discount to Chamber members if they purchase new baskets.
- Jacklyn to email Dale regarding state of service sign at edge of town.
- Township considering updates to Chamber, Jacklyn to email Coverups for quote on flooring replacement.

Presidents Report – Tom

- Welcome Brea to the Chamber.
- Create a welcome package for non-members, include brochure and affinity program info.
- Also speak with non-members and present package with information.
- suggestion of Food Festival event in the future by BIA or Chamber; in town food services free space, out of town food services table fee to encourage participation from multiple towns. Tom will mention to BIA as well.

Correspondence:

- Wellington Advertiser inquired about Chamber putting ad in the paper, we will not at this time as BIA & Township already doing one. No ad from Chamber.

Financial Statements:

- Provided by Be Sure Financial via email.
- Account balances: TD \$4312.44; RBC \$5783.02

Meeting Outline for 2022

June 8, 2022
September 14, 2022
October 12, 2022
November 9, 2022
December 14, 2022

Chamber AGM

TBD at next meeting

Dates to Remember

August 6 – Arthur Vendor Market



MINUTES
ARTHUR BUSINESS IMPROVEMENT ASSOCIATION MEETING
May 18th, 2022 @ 7:30 PM : Hybrid ZOOM & In-person

BOARD MEMBERS INPERSON: Keith Harris, Chair Jim Coffey, Paula Coffey

BOARD MEMBERS VIRTUAL: Angela Alaimo, Sheila Faulkner Tom Gorecki,
 Councilor Lisa Hern Mitch Keirstead

BOARD MEMBERS ABSENT: Gord Blyth,

OTHER ATTENDEES INPERSON: Dale Small; WN Economic Development Officer

REVIEW AND ADOPTION OF THE AGENDA Meeting called to order at 7:32PM by Chair Keith. The agenda for May 18th, and the minutes from April 20th were reviewed and approved.

Moved by Mitch, seconded by Angela **Carried**

FINANCIAL UPDATE Treasurer Tom gave a verbal update. \$10,122 in the bank which will cover the invoice for the new planters and the one to the OBIAA. Three more tax remittances will be received this year which will help cover the flowers, 150th expenses, etc.

WORKPLAN DISCUSSION **1) Mitch** updated the Community Art project. Lynn Rawlins has declined the invitation to join the committee. Keefee has accepted. Mitch will arrange an on-site meeting, Paula included, before the next BIA meeting. As this project moves forward, we will need to discuss the new location with the Township. **2) Brief** discussion on the potential list of BIA projects that **Angela** had distributed to everyone. A hard copy is attached to these minutes. Please provide your input to Angela before next meeting. This is a great start towards a 2023 & beyond plan. **3) Paula** gave an update. The planters look great, but they got the order wrong. Paula is going to reach-out, but we will probably keep what they sent. Benches have placed around the downtown. They also look great and have been receiving favorable comments. Banners and brackets for the curb extension are on order. **4) Keith** updated on the 150th and thanked Sheila for working with Rhonda to get vendors in the downtown. A copy of the BIA ad placed in the Arthur 150th book is attached to the agenda as is a possible "Day-Cation" promotion that could be a future Chamber and BIA initiative.

ROUNDTABLE Dale asked the BIA to support The Handmade Market taking place on Frederick Street on June 25th. Fran has upwards to fifty-five vendors and will bring lots of people to Arthur. Unanimous support and approval for Keith to sign the Road Closure request with insurance to be covered by the Township.

NEXT MEETING AND ADJOURNMENT Motion to adjourn was made at 8:15pm. The next meeting is scheduled for June 15th @ 7:30pm. It was agreed to continue to provide both an in-person and virtual option. Each Director can then decide how they wish to attend. **Carried**

1. Wifi
2. Public Washroom
3. Brackets for banners to go across street
4. Community art (gathering space) downtown – behind Food bank
5. Create budget item for flowers which are required on an annual basis
6. Some manner of slowing down traffic through the downtown area
7. Outdoor Community Dinners – closing road at Charles Street by library
8. Working with a local businesses to promote businesses painting their doors or streetscape. BIA discount to promote a tidier downtown
9. Music Downtown over summer months
10. Professional video showcasing BIA businesses to post online
11. Pie Festival
12. Our own website
13. Updates of membership list within the BIA on a regular basis
14. Pride flag banners hung with other banners
15. Survey of BIA businesses to discuss concerns on an annual/semi annual basis
16. Creation of a Welcome package to be provided to new businesses to advise of the BIA, initiatives, annual meeting etc.
17. Newsletters to go to BIA members
18. Program for providing ramps to ensure any businesses have ramps and easy access – BIA to provide?
19. Survey to ensure that sidewalk sales improve business to the downtown – is it working for downtown businesses?
20. Support for non retail businesses
21. Audit of vacant storefronts – is there a way to attract new businesses to downtown
22. Engage new residents to Arthur and introduce them to the downtown area – information guide
23. Subscription box
24. Promoting downtown BIA (Strathroy eg)

Dale Small

Subject: Angela List of BIA projects**From:** Dale Small**Sent:** April 25, 2022 9:32 AM**To:** Angela Alaimo <angela@angelaalaimolaw.ca>**Cc:** Keith Harris <kikimaplesweet@gmail.com>; Lisa Hern <lhern@wellington-north.ca>**Subject:** Compiled list of BIA projects

Hi Angela. Some comments from my end:

From a financial perspective the BIA expectations of what they can do need to be tempered by budget:

- \$19,500 is the amount of funding you will receive each year
- \$12,000+ is the amount you owe for the next nine years/until you get the Connecting Link loan paid off.
- \$ 7,500 is what you will have left and at least half of that will need to be allocated to flowers

The reason the BIA has some \$\$ left over right now is for the Community Art location. I think Tom said you have about \$10,000 in the bank right now so this needs to go ahead and get done.

This is a great list and I don't see much missing. My top five would be:

- Top 5 that don't cost a lot of money
 - # 13 membership list updates
 - # 15 BIA Survey
 - # 17 BIA newsletters
 - # 21 Vacant storefronts and how can we attract new businesses
 - # 25 is a new one but would be working with property/business owners to clean up their buildings
- Top 5 that do cost money:
 - # 4 Community Art Location.....the BIA has the money for this so lets get something done
 - # 5 Budget item for flowers...not sure how this got missed in the budget but it is definitely an annual BIA expense
 - # 12 website but it might cost less and be more effective if we focus on social media instead of a website
 - # 24 promoting our downtown and BIA
 - # 1 downtown wifi...this will cost upwards to \$25,000 as we have found in MF. May not be a short term initiative but is still a good Township & BIA partnership one.

Dale

From: Angela Alaimo <angela@angelaalaimolaw.ca>**Sent:** April 21, 2022 3:51 PM
To: Lisa Hern <lhern@wellington-north.ca>; Gord Blyth <gord@coverupsflooring.ca>; James Coffey <jcoffey@royallepage.ca>; Keith Harris <kikimaplesweet@gmail.com>; Mitch Keirstead <mitch_electica@live.ca>; Paula Coffey <paula@theplumberswife.ca>; Sheila Faulkner <allaboutmeboutiquebysheila@gmail.com>; Tom Gorecki <Tgorecki1@outlook.com>; Dale Small <dsmall@wellington-north.com>
Subject: Compiled list of projects

Good afternoon fellow BIA Board members ,

Please find the Workplan idea list compiled in conjunction with Paula, Jim, and Gord reflecting the ideas for projects for the BIA to be discussed and included in a workplan for the remainder of 2022 and 2023. There are ideas carried forward from the original downtown revitalization committee and others arising from discussions we've had at our meetings. I apologize if I have left any out - I've gone through my notes from meetings, but I may have missed some. It is exciting to build on these ideas and create a vision for the downtown.

Please take a look, add to it and I would propose that we all come forward with four or five ideas that we like (from the list or your own) and then we can cull a list from that new list to add to our Workplan for 2022.

If you would like to email me your ideas, then I can prepare a list with all of the submissions in advance of the next meeting so that we all have a working list that we can review before the meeting.

There have been large projects that we have been focussed on in our first year and which are, and are going to be, wonderful improvements to the downtown core, ie exercise equipment, the streetscape improvements, downtown shopping events, but now that the big projects are coming to fruition, it is important to have some future goals even if they are simply putting procedures in place for administrative things like keeping lists of members, a book containing the bylaws and minutes of the BIA etc.

Best regards

--

Angela Alaimo
Pronouns: She/Her

Angela Alaimo Professional Corporation
Barrister & Solicitor
197 George Street
Arthur, Ontario
N0G 1A0
Tel: (519) 848-3916
Fax: (519) 848-2395

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ARTHUR BIA revitalizing the downtown!

Help rebuild and revitalize. Stop & Shop!

The Arthur BIA was formed in 2020 to improve, beautify and enhance Arthur's downtown area.

The first projects undertaken by the group have been:

- Christmas Snowflake Street Lights
- Curb Extension near the post office
- Outdoor Gym on Charles Street, reclaiming a small park area
- And purchase of 50% of the Fire Hall Sign

New Improvements Coming Soon!



CHAMBER / BIA /



101.7 The One & the Listowel BIA are working together again on the

"Summer Day-Cation in Listowel" promotion!!

We are asking listeners on 101.7 The One to let us know their favorite place to Shop, Dine and Discover in Listowel for a chance to win.

Our intention is the same as previous years... to encourage and remind listeners to Shop, Dine and Discover Listowel all year long!



The 3 week promo will run August 8 - 26 with a chance for someone to win each week. The first and second week a lucky listener could win \$100 worth of Shop Local Dollars. Then the third week, the winner will receive the grand prize of all the \$50 GC's donated by participating businesses like yourself. Last year we had 22 businesses!! This draw will be happening LIVE on 101.7 The One on Monday August 29!

The cost for each participating business will be \$150+hst which will be billed in August by Blackburn Media. Lisa Schaefer from the Listowel BIA and / or myself will be around to collect a \$50 Gift Certificate / Gift card from you.

As a participant you will be included in:

- 60 (60 second) shared produced promotional announcements to air on 101.7 The One
- 40 shared Live announcer mentions on 101.7 The One
- Min 2 101.7 The One.ca E-newsletter's with your logo that links to your website or Facebook page
- Min 4 Facebook and Twitter mentions on 101.7 The [One.ca](http://www.1017theone.ca)
- 3 weeks of your Logo with link on the 101.7 The [One.ca](http://www.1017theone.ca) contest page

Super reasonable way to let a minimum Of 37,000 101.7 The One listeners know you are OPEN FOR BUSINESS!

If you are interested in participating again this year please let me know. Email tmerner@blackburnmedia.ca or call/text 519-955-1775
Tanya Merner, Marketing Consultant - Blackburn Media, Wingham



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

**WELLINGTON NORTH CULTURAL ROUNDTABLE COMMITTEE MINUTES
THURSDAY MAY 19TH AT 12:00 PM
Council Chambers, Kenilworth Office**

MEMBERS PRESENT:

Chair Jim Taylor	Bonny McDougall
Doris Cassan	Gerald Townsend
Jess Pfisterer	Faye Craig

Staff Present:

Dale Small, Economic Development Officer (EDO)
Tasha Grafos, Administrative Support

Guests Present:

Crystal Seifried

MEMBERS ABSENT:

Sue Doherty	Councillor Lisa Hern
Penny Renken	Linda Hruska
Harry Engel	Gail Donald

CALLING TO ORDER

Chair Jim called meeting to order at 12:04pm

INTRODUCTIONS FOR NEW MEMBERS

New and existing members gave a brief introduction of themselves and why they are interested in being a part of the Cultural Roundtable Committee.

ADOPTION OF THE AGENDA

RESOLUTION: **CRT2022-008**

Moved: Member Bonny

Seconded: Member Gerald

THAT the agenda for the May 19th, 2022, Cultural Roundtable Committee meeting be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

None

MINUTES OF PREVIOUS MEETING – March 24, 2022

Accepted by Council on April 11th, 2022

ITEMS FOR DISCUSSION

1. Cultural Moment

April 11th (Member Gail) Arthur 150th Anniversary of Incorporation

April 25th (EDO Dale) Volunteer Theme & May 5th Volunteer Appreciation

May 9th (Member Linda) Four Corners Quilt Guild

EDO Dale discussed the purpose of Cultural Moments and explained that everyone is welcome to write one, the use of photos is encouraged in the write up. These Cultural Moments can be a part

of every Council Meetings. Any questions or interest in preparing a Cultural Moment are encouraged to reach out to EDO Dale.

Chair Jim explained that Council is very supportive of this committee, and he supports EDO's sentiment that every member is encouraged to use their own experiences and interests to submit a cultural moment. Chair Jim suggested that member's try to bring an idea for a Cultural Moment to the next meeting.

2. Wellington North Culture Days

Planning discussion on additional / potential events

- a. Volunteer Celebration Friday Sep. 23 Mount Forest
- b. WN Farmers Market Culture Days Celebration Saturday Sep. 24
- c. Metz Annual Pumpkinfest Saturday Sep. 24
- d. MF Cemetery Tours by Morgan Saturday Sep. 24 / Oct. 1 and 8
- e. Lynes Blacksmith Shop TBD
- f. Agri-tourism promotion TBD
- g. Barn Quilt Trail promotion TBD
- h. Arthur Murals & Historical Tours TBD

EDO Dale gave the group a description of what Culture Days are, explaining that is a Provincial initiative that runs from September into October. The goal of the Cultural Roundtable for Culture Days is to support existing events, like Metz Pumpkinfest, and to have its own initiatives / events happening during Culture Days.

EDO Dale suggested partnering with Member Jess to try in initiate an Agri-Tour.

Chair Jim reminded the group that the Committee does offer grants to community organizations that are participating in cultural events.

A discussion took place surrounding the recognition of volunteers in the community. EDO Dale suggest that Chair Jim and Member Doris work together to come up with some new ideas.

3. Cultural Plan Goals & Actions

Chair Jim asked that Committee members consider items on Cultural Plan Goals and identify a few things that are of interest, something that committee members would consider working on achieving. After identifying goals, workgroups of committee members can be formed to work to accomplishing the goal.

4. Upcoming Events

- May 26th Growth, Housing & Development Information Session 5:30pm in Mount Forest
- May 28th Spring Rural Romp Northern Wellington Various locations
- June 25th Opening Day Wellington North Farmers Market
- June 25th Metz Country Market
- June 25th Arthur CashnCarry The Handmade Market
- July 1st – 3rd Arthur 150th Celebrations
- July 14 – 17 Mount Forest Fireworks Festival

ROUNDTABLE ANNOUNCEMENTS

- Doris updated on the Arthur Barn Quilt Trail Project
- Bonny updated on the Poppy Project
- Gerald updated on the Fall Fair
- Faye updated on Horticultural Society and Arthur 150th initiatives
- Jess updated on the Spring Rural Romp

Next meeting date was set as Thursday June 16th at the Arthur Community Centre

ADJOURNMENT

Resolution: **CRT2022-009**

Moved: Member Bonny

Seconded: Member Faye

THAT the Cultural Roundtable Committee meeting be adjourned at 1:25pm

CARRIED

SAUGEEN VALLEY CONSERVATION AUTHORITY

Conservation through Cooperation

MINUTES

Meeting: Authority Meeting
Date: Thursday, March 17, 2022, 1:00 p.m.
Location: Electronic
Chair: Maureen Couture

Members present: Paul Allen, Mark Davis, Barbara Dobreen, Dan Gieruszak, Cheryl Grace, Tom Hutchinson, Steve McCabe, Don Murray, Dave Myette, Mike Niesen, Sue Paterson, Bill Stewart

Members absent: Diana Rae, Christine Robinson

Others present: John Bujold, Baker Tilley LLP
 Jennifer Stephens, General Manager / Secretary-Treasurer
 Erik Downing, Manager, Environmental Planning and Regulations
 Donna Lacey, Manager, Forestry and Lands
 Laura Molson, Manager, Corporate Services
 Janice Hagan, Executive Assistant / Recording Secretary

1. Call to Order

The Authority meeting was called to order at 1:00 p.m.

2. Land Acknowledgement:

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

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

3. Adoption of Agenda

Motion #G22-27

Moved by Cheryl Grace

Seconded by Dan Gieruszak

THAT the agenda be adopted as circulated.

CARRIED

4. Declaration of Pecuniary Interest

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

5. Approval of Authority Annual Meeting Minutes –February 17, 2022

Motion # G22-28

Moved by Sue Paterson

Seconded by Steve McCabe

THAT the minutes of the Authority meeting held on February 17, 2022, be approved as circulated.

CARRIED

6. Presentation – 2021 Audit Review

John Bujold, Baker Tilly LLP reviewed the draft financial report and noted that it is the opinion of Baker Tilly that the financial statements of SVCA present fairly the financial position as of December 31, 2021 and are in accordance with Canadian public sector accounting standards.

Motion # G22-29

Moved by Tom Hutchinson

Seconded by Paul Allen

THAT the 2021 Audited Financial Statements, as prepared by Baker Tilly SGB LLP be approved as presented.

CARRIED

Dan Gieruszak left the meeting at 1:45 p.m. Don Murray joined the meeting at 1:47 p.m.

7. Matters Arising from the Minutes

a. Phase 2 Regulatory and Policy Proposal Consultation Guide

Jennifer Stephens gave a presentation on the scope of the Phase 2 Regulatory and Policy Proposals which include municipal levies regulation, determination of amounts owed, fee classes for programs and services, and increased transparency of CA operations.

Motion # G22-30

Moved by Bill Stewart

Seconded by Tom Hutchinson

THAT the Phase 2 Regulatory and Policy Proposal Consultation Guide be received as presented.

CARRIED

b. Participation in NWMO's Environmental Media Baseline Monitoring Program

Jennifer Stephens reviewed SVCA's 2021 Service Level Agreement with NWMO and discussed staff recommendations to negotiate a continuation of the monitoring program for a renewed scope of work to be carried out between June 2022 to June 2023. Data collection would be extended to include phytoplankton and zooplankton samples which would enhance our understanding of the impact of nutrient runoff on ecosystems. Included in the renewed scope of work would be the continuation of hydrological data collection. Two Water Resources Technicians would need to be

hired to fulfill the obligations of the contract and NWMO would continue to fully fund the program. It was noted that SVCA bills out all expenses including administrative fees and 2 times the salary rate. The Directors discussed the suggested public outreach plan and advised that it be prefaced with a communications media release by SVCA.

A recorded vote for the following motion was requested by Mark Davis:

Motion # G22-31

Moved by Dave Myette

Seconded by Steve McCabe

WHEREAS Saugeen Valley Conservation Authority entered into a Service Level Agreement to complete the first year of the water quality and hydrological components of the Nuclear Waste Management Organization’s Environmental Media Baseline Monitoring Program; AND

WHEREAS a request to continue with Year 2 of both components of the Environmental Media Baseline Monitoring Program has been received;

BE IT RESOLVED THAT staff are directed to enter into a renewed scope of work for June 2022 through June 2023; AND FURTHER

THAT staff are authorized to hire the necessary staff to carry out the work specified in the renewed scope of work with no incremental costs to SVCA.

Dave Myette	Yea
Mike Niesen	Yea
Sue Paterson	Yea
Bill Stewart	Yea
Paul Allen	Yea
Mark Davis	Nay
Barbara Dobreen	Yea
Cheryl Grace	Nay
Tom Hutchinson	Yea
Steve McCabe	Yea
Don Murray	Yea
Maureen Couture	Yea

CARRIED

Dan Gieruszak returned to the meeting at 2:05 p.m.

8. General Manager’s Update

Jennifer Stephens reviewed the General Manager’s report. After discussion, the following motion was carried.

Motion # G22-32

Moved by Dan Gieruszak

Seconded by Barbara Dobreen

BE IT RESOLVED THAT the General Manager’s report be received as information.

CARRIED

9. Consent Agenda

There was no discussion on the consent agenda.

Motion # G22-33

Moved by Sue Paterson

Seconded by Tom Hutchinson

THAT the reports, Minutes, and information contained in the Consent Agenda, [Items 9 a-d], along with their respective recommended motions be accepted as presented.

CARRIED

Steve McCabe left the meeting at 3:00 p.m.

10. New Business

a. Planning Act versus SVCA Permitting

Erik Downing discussed issues encountered in situations where landowners have bypassed the municipal zoning process and have applied directly to SVCA for permits. He reviewed the preferred process whereby all *Planning Act* applications be resolved prior to the commencement of SVCA regulatory review.

After discussion the following motion carried:

Motion # G22-34

Moved by Cheryl Grace

Seconded by Bill Stewart

THEREFORE, BE IT RESOLVED THAT Environmental Planning and Regulations staff be directed to recommend to clients that all Planning Act applications be resolved before SVCA regulatory review commences;

AND THAT SVCA staff circulate correspondence to member municipalities seeking their input for SVCA staff resuming natural hazard zoning and official plan policy commentary, for all inquiries to the SVCA; and,

FURTHER THAT the review of the Environmental Planning and Regulations Policy Manual reassess this issue to determine if consistency across regulatory and planning policies should and can be established.

CARRIED

b. Preventing COVID-19 in the Workplace Policy

Jennifer Stephens outlined responsibilities and preventative measures in place as discussed in the draft policy. The Directors recommended that staff review current mandates with regards to legality of requiring vaccination status from new hires.

After discussion the following motion carried:

Motion # G22-35

Moved by Barbara Dobreen

Seconded by Paul Allen

WHEREAS the provincial and federal governments, as well as the Grey-Bruce Health Unit have identified several practices to keep employees safe in the workplace;

THEREFORE, BE IT RESOLVED THAT the Preventing COVID-19 in the Workplace Policy be endorsed.

CARRIED

c. Remote Work Policy

Jennifer Stephens has proposed a Remote Work Policy whereby staff would be required to be in-office at least 3 days/week. The responsibilities of the employer and eligibility of the employee are outlined in the report. The Directors recommended that the Policy be regarded as a pilot project to be reviewed in six months.

Motion # G22-36

Moved by Don Murray

Seconded by Mark Davis

WHEREAS several SVCA staff have been working remotely over the past two years to comply with the directives imposed by the provincial government;

AND WHEREAS certain SVCA positions have a high level of autonomy and minimal requirements for face-to-face interactions and will be able to be completed at a remote location without disruption to the flows of work and communication;

THEREFORE, BE IT RESOLVED THAT the Remote Work Policy be endorsed as a pilot project for six months.

CARRIED

d. Performance Review Policy

Jennifer Stephens discussed the recommended performance review process which will aid in achievement of professional goals and objectives. The policy outlines steps to be taken to establish specific and measurable goals including updated job descriptions, management coaching and scheduled reviews.

Motion # G22-37

Moved by Dan Gieruszak

Seconded by Cheryl Grace

WHEREAS Saugeen Valley Conservation Authority values its workforce and will endeavour to aid in employee achievement of professional goals and objectives;

THEREFORE, BE IT RESOLVED THAT the proposed performance review process for SVCA staff be endorsed.

CARRIED

11. Closed Session – to receive advice that is subject to solicitor-client privilege.

Motion # G22-38

Moved by Tom Hutchinson

Seconded by Barbara Dobreen

THAT the Authority move to Closed Session, In-Camera, to receive advice that is subject to solicitor-client privilege; and further

THAT Jennifer Stephens, Laura Molson, and Janice Hagan remain in the meeting.

CARRIED

Motion # G22-41

Moved by Dave Myette

Seconded by Bill Stewart

THAT the Authority adjourn from Closed Session, In-Camera, and rise and report.

CARRIED

Chair Couture reported that there was no direction given during the Closed Session.

There being no further business, the meeting adjourned at 4:09 p.m. on motion of Barbara Dobreen and Tom Hutchinson.

Maureen Couture
Chair

Janice Hagan
Recording Secretary

Safe Communities Wellington County Leadership Table Meeting

Microsoft Teams Meeting

9:30 a.m., March 9, 2022

In Attendance

Brayden McGuire Farr, Sports & Recreation Action Group
Sara Bailey, Puslinch Safe Communities
Stephen Kitras, Township of Centre Wellington
James Wingate, GET Safe Communities
Blaine Burman, Wellington County Social Services
Karren Wallace, Township of Wellington North
Helen Edwards, Township of Mapleton – Seniors Centre for Excellence
Sarah Bowers-Peter, Crimestoppers Guelph Wellington
Corrie Trewartha, Wellington County OPP
Adrienne Crowder,
Amy Grose, Township of Mapleton
Kristen Drexler, Big Brothers and Big Sisters of Centre Wellington
Karin Youngmans, Mental Health Action Group
Barbara Lustgarten-Evoy, Fergus Educational Services
Sundee Wilmer, Wellington Catholic District School Board
Christine Veit, Safe Communities Wellington County

Call to Order – Christine Veit called the meeting to order at 9:34 am.

II. Approval of Minutes – January 19, 2022 - It was Moved by Stephen Kitras, Seconded by Barbara Lustgarten Evoy that the minutes of the meeting held January 19, 2022 be approved.

CARRIED

III. New Business

I. Sports and Recreation Action Group

- (1) **Safe Communities Wellington County new Action Group**
- (2) **Introduction of Brayden as the champion of the Action Group**
- (3) Call out for volunteers to take part in the Sports and Recreation Action Group – Contact Christine directly to express your interest
- (4) Brayden will be creating an action plan

II. Drop the Labels Presentation Series

- (1) Dropping the Bully, Bystander, Victim labels and focus on the “Whole Youth”
- (2) Youth are invited to participate in an interactive talk about how to manage conflict and the importance of Healthy Relationships for the first presentation.

- (3) This is Part 1 of a 5 part presentation series focussing on dropping the labels of Bully, Bystander, and Victim and focusing on the whole "Youth" and their strengths and challenges. The five part series will include:
 - (a) Healthy Relationships & Managing Conflict - Jensen Williams, Guelph Wellington Women in Crisis
 - (b) Self Esteem & Resilience - Meghan Debono, CMHA Waterloo Wellington
 - (c) Power of Language - Jasper Smith, ARCH Guelph
 - (d) Online Safety & Harassment - Constable Beth Hickey, Wellington County OPP
 - (e) Healthy Boundaries - The Grove Youth Wellness Hubs Ontario
 - (f) Each participant will receive a \$10 gift card for attending
 - (g) Contact Christine for more details or to register
 - (h) The presentations will rotate between the 3 Grove Hubs in Fergus, Palmerston and Erin
 - (i) Please share with your networks

(4) Fergus Lions Home and Leisure Show

- (i) May 4th to May 6 at the Centre Wellington Sportsplex
- (ii) Volunteer Call Out – Contact me to let me know whether you are interested in volunteering
- (iii) Interested in joining the Wellington County OPP booth once again

(b) Safe Kids Week – May 30 to June 5

- (i) Focus on active transportation once again
- (ii) Check out the Participaction website – www.participaction.com
- (iii) 24 Hour Movement Guidelines – Thank you to Helen Edwards for mentioning in the previous meetings
- (iv) We will be focussing on the social media messages from Parachute Canada
- (v) Will there be a mental health component?
 - 1. Yes, we can incorporate a mental health piece into the social media
 - 2. Will get in touch with Stephen Kitras for messaging
- (vi) Will we be doing a GooseChase?
 - 1. It was successful last year – We had 20 families – I want to look into it for this year
 - 2. Speak with Sara Bailey to figure out whether GooseChase will happen.

III. Business Arising

- (a) Poison Prevention Week – March 20 – March 26, 2022
 - (i) Preventing unintentional poisonings – using Parachute Canada’s key messages and media plan
 - (ii) Every year Parachute does a parent survey – 94% of parents say the kids can mistake cannabis edibles as regular candies. Whereas only 27 % store their edibles properly.
 - (iii) We as a community group have the capacity to get messaging out.
 - (iv) Stonehenge and Guelph CHC partnership with GWDS – Safer Supply Program – Carefully controlled program – Stonehenge has a mobile van
 - 1. A huge plus for people who are struggling in the County
 - (v) If anyone is interested in learning more about Accidental poisonings or would like to join the action group, contact me directly.

IV. Reports from Action Groups & Safe Communities Groups

(1) Accidental Poisonings Action Group

- (i) Great Progress with the Youth Process – Met with 10 organizations
- (ii) Putting together an advisory group
- (iii) May we will be hiring a student to help with Youth – by the end of the summer we will have content for social media and other uses
- (iv) The information that has been received has been fantastic and the help from organizations across Wellington County and this Leadership Table have been very helpful in determining the course of action for the Accidental Poisonings Action Group

(b) Mental Health Action Group

- (i) Introduction of Karen Younghans to the Mental Health Action Group
 1. 2 surveys – families survey and building a survey to community organizations
 2. Two new young adults have joined the action group and they have been focussing on social media pieces with Christine, again, focussing on eating disorders.

(c) Falls Action Group

- (i) Distributing the salt bags to help prevent falls
- (ii) Walk like a Penguin messaging released
- (iii) Moving into the Spring campaign – new booklet to compliment “Exercises by the Kitchen Sink”
- (iv) Placed a couple of articles regarding falls prevention as well

(d) Motor Vehicle Action Group

- (i) Q1 – Snowmobile Safety didn’t happen unfortunately
- (ii) Starting to work on ATV Safety – Working with Christine to bring a campaign in the Spring. We will be putting together a video.

(e) Mapleton Safe Communities

- (i) Working with Minto Safe Communities to bring ATV Safety education to Mapleton and Minto
- (ii) Looking forward to sharing on social media all of the events that are coming up; Safe Kids Week, Poison Prevention Week, etc

(f) Puslinch Safe Communities

- (i) We have a facebook page now
- (ii) Winter Safety GooseChase – 10 families registered
- (iii) Connected with the Local Optimist Club to do a Bike Rodeo

(g) GET Safe Communities

- (i) Want to recruit for the Spring
- (ii) Interested in helping with events including the Fergus Lions Home and Leisure show, as well as attend events in Guelph Eramosa.

V. Reports from Municipalities and Organizations

(1) **Centre Wellington** – Wanting to create a Centre Wellington Safe Communities Group.

CAO is very interested getting something started after the election

(2) **Farm and Home Safety Association** - Once they start meeting, someone will, hopefully, be appointed to coming to Leadership Table meetings

(3) **Crimestoppers Guelph Wellington**

(i) 17 arrests – recovered over \$500, 000 in drugs – \$100, 000 in cash and personal property, charges doubled (76)

(ii) Our HT in WC initiative with Elora House has started to wind down. Very happy to be working with our partners

(iii) One of the recipients from 100 men who give a damn – help further HT message – focussing on parents – Cyber Safety, as well as the “Red Flags”.

(iv) March 24 meeting at CW Sportsplex

(4) **BBBSCW**

(i) Beyond the Box Program – so that people don’t have to check the girl/boy box

(ii) Summer day camp themes – Camp URU

(iii) Gala is coming up.

(5) **Wellington County OPP**

(i) HT in WC – will be presenting to Ontario Association of Chiefs of Police

(ii) Fergus Lions Home Show

(iii) CSS Unit is getting requests from Highland Games, and other community events

IV. Meeting Dates for 2022 (9:30 am)

(a) May 18, 2022

(b) June 15, 2022

(c) September 21, 2022

(d) November 16, 2022

V. Thoughts from the Floor

I. Fergus Educational Services will be offering free tutoring at The Grove

II. Suggestion to have a hybrid option for Leadership Table Meetings. Unfortunately, the Executive feels that the hybrid option is not a good choice. As of May 18, 2022, Safe Communities LT will be in person.



VI. Adjournment @ 10:36 am

The Next Leadership Table meeting is scheduled for Wednesday, May 18, 2022 at 9:30 a.m.



Membership Minutes

Board of Directors Meeting #3-2022

March 16, 2022

Members Present: Dave Turton, Roger Watt, Alison Lobb, Megan Gibson, Cheryl Matheson, Ed McGugan, Alvin McLellan, Kevin Freiburger, Matt Duncan, Anita van Hittersum

Absent with regrets: John Grace

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Coordinator
Jayne Thompson, Communications GIS & IT Coordinator
Chris Van Esbroeck, Watershed Stewardship Coordinator
Danielle Livingston, Administration-Financial Services Coordinator
Donna Clarkson, DWSP Co-Supervisor

Others Present: Paul Seebach, Seebach & Company

1. Call to Order

Chair Duncan welcomed everyone, called the meeting to order at 7:03 p.m. and reviewed the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #1-2022 held on January 26, 2022 and Meeting #2-2022 held on February 16, 2022 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #21-22

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT the minutes from the General Membership Meeting #1-2022 held on January 26, 2022 and Meeting #2-2022 held on February 16, 2022 be approved.
(carried)

4. Business out of the Minutes:

- a) Review of Revisions to Members Manual: Report #12-2022

Phil Beard presented Report #12-2022 to the members and the following motion was made:

Motion FA #22-22

Moved by: Kevin Freiburger

Seconded by: Alison Lobb

THAT the revised Members Manual be approved.
(carried)

5. Presentation:

- a) Auditor's Report for 2021: Report #12-2022

Paul Seebach from Seebach and Company, Chartered Professional Accountants presented Report #13-2022 and the following motion was made:

Motion FA #23-22

Moved by: Ed McGugan

Seconded by: Alvin McLellan

THAT the Auditor's report for 2021 be approved as presented.
(carried)

6. Business Requiring Decision and or Direction:

- a) 2022 Work Plan & Budget: Report #14A-2022

Motion FA #24-22

Moved by: Alison Lobb

Seconded by: Roger Watt

THAT the work plan priorities as outlined in Report #14A-2022 be approved for 2022.
(carried)

Chair Duncan called for the Member's to vote on behalf of their respective Municipality on the levy apportionment as outlined in Appendix A, Report 14B. It was noted that the special levy apportionment for ACW and Central Huron were reversed in the table but that the special levies have already been approved by ACW, Central Huron and Goderich.

Municipality	Member	Assessment Value (%)	In Favour	Not In Favour	No Comment	Absent
ACW	Roger Watt	12.47	✓			
Central Huron	Alison Lobb	9.74	✓			
Goderich	John Grace	10.78				*
Howick	Megan Gibson	4.59	✓			
Huron East	Alvin McLellan	10.71	✓			
Huron Kinloss	Ed McGugan	6.08	✓			
Mapleton	Dave Turton	0.89	✓			
Minto	Dave Turton	6.87	✓			
Morris-Turnberry	Kevin Freiburger	5.25	✓			
North Huron	Anita van Hittersum	5.66	✓			
North Perth	Matt Duncan	21.80	✓			
Perth East	Cheryl Matheson	1.78	✓			
South Bruce	Ed McGugan	0.07	✓			
Wellington North	Dave Turton	2.77	✓			
West Perth	Cheryl Matheson	0.47	✓			

The results of the recorded vote were 89.12% in favour therefore the following motions were carried:

Motion FA #25-22

Moved by: Dave Turton

Seconded by: Ed McGugan

AND THAT the matching and non-matching general levy be approved at \$1,760,404 for 2022;
AND THAT the special levy be approved for \$165,000;
AND THAT the levy be apportioned to each municipality in accordance with the 2022 levy schedule;
(carried)

Motion FA #26-22

Moved by: Kevin Freiburger

Seconded by: Alison Lobb

THAT the 2022 budget be approved as outlined in Report #14B-2022.
(carried)

b) Members Work Plan for 2022: Report #15-2022

Motion FA #27-22

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT MVCA request Seebach & Company to submit an estimate for undertaking MVCA's 2023 and 2024 audit.
(carried)

Motion FA #28-22

Moved by: Ed McGugan

Seconded by: Roger Watt

THAT the Members work plan for 2022 be adopted as outlined in Report #15-2022.
(carried)

- c) Agricultural Sector Appointee Update: Report # 16-2022

The members discussed the need for an agricultural representative and the following motion was passed.

Motion FA #29-22

Moved by: Alison Lobb

Seconded by: Ed McGugan

THAT an agricultural representative is not needed on MVCA's Membership as MVCA already has representatives from the agricultural sector. However, if the appointment of an agricultural representative proceeds, then MVCA requests input to the selection of the representative.
(carried)

- d) MCF Funding Raised and Request for Support: Report #17-2022

Motion FA #30-22

Moved by: Alison Lobb

Seconded by: Roger Watt

THAT the MVCA extend its thanks to the MCF and the JHETF for their support of MVCA's projects and activities in 2022;
AND FURTHER THAT the MVCA will continue to support the MCF in 2022 by providing governance and fundraising committee support services.
(carried)

- e) Appointment to Committees for 2022: Report #18-2022

Motion FA #31-22

Moved by: Anita van Hittersum

Seconded by: Megan Gibson

THAT Matt Duncan be appointed as the MVCA's delegate to Conservation Ontario;
AND THAT Ed McGugan and Roger Watt be appointed as alternates;
THAT Matt Duncan be appointed to the Board of Directors of the Maitland Conservation Foundation for 2022;
THAT Alison Lobb be appointed to the John Hindmarsh Environmental Trust Fund Board for 2022;
THAT Cheryl Matheson be appointed to the Personnel Committee for 2022;
THAT Alison Lobb be appointed as the MVCA's representative to the Huron County Water Protection Steering Committee for 2022;
AND THAT Ed McGugan be appointed to the Carbon Footprint Initiative Leadership Team for 2022.
(carried)

- f) Appointment of Auditor, Solicitor and Bank: Report #19-2022

Motion FA #32-22

Moved by: Kevin Freiburger

Seconded by: Megan Gibson

THAT the Authority's banking transactions be handled by the Wingham and Goderich Branches of the Canadian Imperial Bank of Commerce;
 AND THAT investments be made at the financial institutions offering the most favorable rate of interest to the maximum of the guaranteed limits set by the Canadian Depository Act.;;
 AND THAT the Authority approve a bank borrowing by-law of \$200,000 for 2022 on revolving credit, at the Canadian Imperial Bank of Commerce, Wingham Branch;
 AND THAT the following solicitors be appointed to handle legal matters of the Conservation Authority for 2022: Darrell N. Hawreliak Professional Corporation, Kitchener and Greg Stewart, Donnelly & Murphy, Goderich;
 AND FURTHER THAT Seebach and Company be appointed as MVCA's auditor for 2022.
 (carried)

- g) Carbon Footprint Report: Report #20-2022

Motion FA #33-22

Moved by: Alison Lobb

Seconded by: Cheryl Matheson

THAT MVCA's carbon footprint progress report and 2022 strategic actions be approved as outlined in Report #20-2022.

7. Chair and Members Reports:

None

8. Consent Agenda:

The following items were circulated to the Members for their information.

- a) Agreements Signed: Report #21-2022
- b) Revenue-Expenditure Report for January and February 2022: Report #22-2022
- c) Correspondence for Information

The following motion was made:

Motion FA #34-21

Moved by: Alvin McLellan

Seconded by: Ed McGugan

THAT Report #21-2022 and Report #22-2022 along with their respective recommended motions as outlined in the Consent Agenda be approved.
(carried)

9. Maitland Source Protection Authority Meeting #1-2022

Motion FA #35-22

Moved by: Megan Gibson

Seconded by: Roger Watt

THAT the Members meeting into MSPA Meeting #1-2022.
(carried)

Motion FA #36-22

Moved by: Ed McGugan

Seconded by: Alvin McLellan

THAT the Members move back into the full authority meeting.
(carried)

10. Adjournment - Next meeting date is Wednesday, April 20, 2022 at 7:00 p.m. at the Administrative Office.

11. Adjournment of Members Meeting:

The members meeting adjourned at 8:32pm with the following motion:

Motion FA #37-22

Moved by: Alison Lobb

Seconded by: Kevin Freiburger

THAT the Members Meeting be adjourned.

Matt Duncan
Chair

Phil Beard
General Manager / Secretary-Treasurer



Members Meeting #4-22

April 20, 2022

Members Present: Dave Turton, Roger Watt, Alison Lobb, Megan Gibson, Cheryl Matheson, Ed McGugan, Alvin McLellan, Kevin Freiburger, Matt Duncan, Anita van Hittersum, John Grace

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Jayne Thompson, Communications IT and GIS Coordinator
Donna Clarkson, DWSP Supervisor
Stewart Lockie, Conservation Areas Coordinator

1. Call to Order

Chair Duncan welcomed everyone, called the meeting to order at 7:00 pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #3-2022 held on March 16, 2022 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #38-22

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT the minutes from the General Membership meeting #3-2022 held on March 16, 2022 be approved.
(carried)

4. Business out of the Minutes:

a) Quote for Audit: 2023-2024 from Seebach and Associates Ltd: Report #23-2022

Report #23-2022 was presented and the following motion was made:

Motion FA #39-22**Moved by: Alison Lobb****Seconded by: John Grace**

THAT Seebach and Company be retained for audit services in 2023, 2024 and 2025 based upon the quote submitted on March 22, 2022.
(carried)

5. Business Requiring Decision and or Direction:

a) Comments from Municipalities Re: Services and Programs: Report #24-2022

Phil Beard presented Report #24-2022 and the following motion was made:

Motion FA #40-22**Moved by: Alison Lobb****Seconded by: Dave Turton**

THAT MVCA not make any changes to the proposed services and programs and proceed with the circulation of an MOU for all services and programs.
(carried)

b) Review of Draft MOU for Services and Programs: Report #25-2022

Report #25-2022 was made and the following motion was developed at the meeting:

Motion FA #41-22**Moved by: Roger Watt****Seconded by: Dave Turton**

THAT the draft MOU developed by Donnelly and Murphy be circulated to all member municipalities for review and approval.
(carried)

c) Review Proposals for Salary & Benefits Review and Update: Report #26-2022

Phil Beard presented Report #26-2022 and the following motion was developed:

Motion FA #42-22**Moved by: John Grace****Seconded by: Dave Turton**

THAT the proposal submitted by ML Consulting dated April 9, 2022 be awarded the contract to update MVCA's salary and benefits.
(carried)

d) Conservation Ontario Annual Meeting and Provincial Election Strategy: Report #27-2022

Report #27-2022 was presented and the following motion was made:

Motion FA #43-22**Moved by: Alison Lobb****Seconded by: John Grace**

THAT the pre elections messages be sent to all the candidates running in the ridings of Huron-Bruce and Perth-Wellington.
(carried)

e) Information -Education Topics for Members: Report #28-2022

Report #28-2022 was presented and the following motion was developed at the meeting:

Motion FA #44-22**Moved by: Ed McGugan****Seconded by: Kevin Freiburger**

THAT the information and education topics outlined in Report #28-2022 be organized for the members to attend.
(carried)

6. Chair and Members Reports:

The Chair indicated that he had received a response from the Minister's office regarding the appointment of agricultural representative to Conservation Authorities that seemed to indicate that appointments may not be made to all conservation authorities.

7. Consent Agenda:

The following items were circulated to the Members for their information:

- a) Revenue-Expenditure Report for March 2022: Report #29-2022
- b) Correspondence for Information:

The following motion was made:

Motion FA #45-22

Moved by: Kevin Freiburger

Seconded by: Cheryl Matheson

THAT Report #29-2022 along with its respective recommended motion as well as the correspondence for information as outlined in the Consent Agenda be approved.
(carried)

8. Maitland Source Protection Authority Meeting #2-2022

Motion FA #46-22

Moved by: Dave Turton

Seconded by: Alison Lobb

THAT the members move into MSPA Meeting #2-2022.
(carried)

Motion FA #47-22

Moved by: Dave Turton

Seconded by: Alison Lobb

THAT the members move back into the full authority meeting.
(carried)

9. In-Camera Session: Property Matter

Motion FA #48-22

Moved by: Anita van Hittersum

Seconded by: Dave Turton

THAT the members move into an in-camera session.
(carried)

Motion FA #49-22**Moved by: John Grace****Seconded by: Alison Lobb**

THAT the Members move back into the full authority meeting.
(carried)

10. Adjournment - Next Meeting Date, Wednesday, May 18, 2022, at 7:00pm. Meeting to be held at MVCA's Administrative Centre.

11. Adjournment of Members Meeting:

The members meeting adjourned at 8:01 pm with the following motion:

Motion FA #50-22**Moved by: Alison Lobb****Seconded by: John Grace**

THAT the members meeting be adjourned.
(carried)



Matt Duncan
Chair



Phil Beard
General Manager
Secretary-Treasurer

March 16, 2022

Maitland Source Protection Authority (MSPA) Meeting #1-22 Minutes

Members Present: Dave Turton, Roger Watt, Matt Duncan, Alison Lobb, Ed McGugan, Kevin Freiburger, Anita van Hittersum, Megan Gibson, Cheryl Matheson, Alvin McLellan

Members Absent: John Grace

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Coordinator
Jayne Thompson, Communications IT&GIS Coordinator
Chris Van Esbroeck, Watershed Stewardship Coordinator
Danielle Livingston, Financial Services Coordinator
Donna Clarkson, DWSP Co-Supervisor

a) Approval of the Minutes:

Motion MSPA #14-22

Moved by: Cheryl Matheson

Seconded by: Roger Watt

THAT the minutes from the MSPA meeting #5-21 of December 15, 2021 be approved.
(carried)

b) Renewal of Drinking Water Source Protection Program Agreement between
ABCA-MVCA: Report #1-2022

Motion MSPA #15-22

Moved by: Ed McGugan

Seconded by: Alison Lobb

THAT the Maitland Valley Source Protection Authority enter into the management
agreement with the Ausable Bayfield Source Protection Authority.
(carried)



c) Appointment of Members to the Joint Management Committee: Report #2-2022

Motion MSPA #16-22

Moved by: Alvin McLellan

Seconded by: Megan Gibson

THAT Matt Duncan and Ed McGugan be appointed to the Joint Management Committee from March 16, 2022, to March 15, 2023;

AND THAT Alison Lobb be appointed as the alternate on the Joint Management Committee.
(carried)

d) Consent Agenda

i) Program Update: Report #3-2022

ii) Joint Management Committee Minutes: December 21, 2021

Report #3-2022 and the Joint Management Committee Minutes from December 21, 2021 were accepted as presented.

e) Adjournment of MSPA Meeting #1-22

The meeting adjourned at 8:30 with this motion:

Motion MSPA #17-22

Moved by: Kevin Freiburger

Seconded by: Roger Watt

THAT the MSPA meeting be adjourned.

(carried)

Matt Duncan
Chair

Phil Beard
General Manager
Secretary-Treasurer

Memorandum



Date: May 20, 2022

To: Township of Guelph/Eramosa

Town of Minto

Township of Puslinch

Township of Wellington North

From: Curtis Marshall, Manager of Development Planning

RE: Bill 109: More Homes for Everyone Act 2022

PURPOSE

The purpose of this memorandum is to provide information on Bill 109: More Homes for Everyone Act 2022, which recently received Royal Assent. Bill 109 has introduced changes to several provincial acts, including the Planning Act. Planning Staff have highlighted changes to the Planning Act, which will impact the local municipal planning approvals process, and have provided suggestions/recommendations for your consideration to assist with implementation.

BILL 109: MORE HOMES FOR EVERYONE ACT 2022

On April 14, 2022 the Province of Ontario gave Royal Assent to Bill 109: More Homes for Everyone Act, 2022. Bill 109 amended various provincial acts including the City of Toronto Act (2006), Development Charges Act (1997), New Home Construction Licensing Act (2017), Ontario New Home Warranties Plan Act, and the Planning Act. According to the Province, Bill 109 “builds on the success of the Housing Supply Action Plan 2019 by introducing a range of cross-government initiatives that will help increase supply, address market speculation, and protect homebuyers, owners and renters”.

Summary of Legislated Changes:

The province has summarized the legislative changes to the City of Toronto Act (2006), Development Charges Act (2007) and the Planning Act as follows:

- Make changes related to zoning, plan of subdivision and site plan application processes to expedite approvals and incent timely decisions
- Ensure provincial housing policies are implemented and priority projects are expedited by making changes to provide the Minister of Municipal Affairs and Housing with new tools to address dispute resolution, and
- Enhance transparency and increase certainty of development costs through changes to development related charges.

According to the Province, the amendments made to the New Home Construction Act (2017) and the Ontario New Home Warranties Plan Act strengthen protections for purchasers of new homes.

PLANNING ACT CHANGES

Below is a summary of the changes that have been made to the Planning Act, which will impact the processing, review and approvals of development applications by the municipality. The changes outlined below are currently in effect unless noted otherwise.

Community Infrastructure and Housing Accelerator Tool:

The Planning Act has been revised to establish a new process by which the Province can expedite the approval of zoning amendments when requested by a municipality. Under the new Planning Act provisions, a municipality may request that the Minister issue an order to approve a zoning by-law amendment in an expedited manner.

Under the process:

- The municipality must pass a resolution requesting the Minister’s order.
- The municipality must give notice to the public in such a manner as the municipality considers appropriate, and must consult with such persons, public bodies and communities the municipality considers appropriate.
- The Provincial Policy Statement (PPS), provincial plans or municipal official plans do not apply to a Minister’s order.
- An order cannot be made by the Minister in the Greenbelt Plan area.
- The Minister may impose conditions including that a license, permit, approval or permission be obtained before a use is permitted.
- The Minister has to establish guidelines for the use of the new tool prior to it being utilized. These guidelines have been released in draft form, but are not yet finalized.

Zoning By-law Amendments:

The Planning Act has been revised to include requirements that municipalities must refund zoning by-law amendment application fees if specified decision time lines are not met. The refunds are to be provided as follows:

- 50% of the fee if the decision is not made within 90 days (or 120 days if concurrent with an official plan amendment application) from the date the municipality received the complete application and fee,
- 75% of the fee if the decision is not made within 150 days (or 180 days if concurrent with an official plan amendment application) from the date the municipality received the complete application and fee, and
- 100% of the fee if the decision is not made within 210 days (or 240 days if concurrent with an official plan amendment application) from the date the municipality received the complete application and fee.

Planning Staff note that the Province has confirmed that the timelines set out by the Planning Act for graduated refunds are applicable to all zoning by-law amendment applications. The new Planning Act provisions do not provide for any consideration or time extensions for “more complex” applications where more information is needed or technical issues have been raised by the municipality, agencies, or neighbouring property owners (e.g. gravel pit or residential subdivision).

The Province has confirmed that the legislation does not regulate or specify how the refunds are to be given and that any disputes over the refund of fees would have to be taken to court.

The requirement to refund fees comes into effect for any new applications received on or after January 1, 2023.

Site Plan Control Applications:

Under Bill 109, the site plan control provisions of the Planning Act have been changed/revised as follows:

- Provisions have been added requiring that if a municipality does not make a decision on a site plan application within 60 days, refunds must be provided to the applicant on a graduated basis (50% refund at 60 days, 75% refund at 90 days, and 100% refund at 120 days). This requirement will apply to any new applications filed on or after January 1, 2023.
- The timeframe for approval of a site plan application has been extended from 30 days to 60 days. If a municipality does not make a decision on a site plan application within 60 days, an applicant may appeal the lack of decision to the OLT.
- New provisions have been added to allow a municipality to establish what requirements (fees, studies, drawings etc.) are needed in order for an application to be deemed “complete”. A municipality may refuse to accept or further consider an application if the identified requirements are not submitted.
- A new provision has been added requiring a municipality within 30 days of receiving an application must respond to the applicant to confirm if it is complete or incomplete.
- A new provision has been added to establish that the approval of a site plan application can no longer be made by Council (or a committee of Council). The approval of a site plan application can now only be made by an “officer, employee or agent of the municipality”. This will apply to any new applications filed on or after July 1, 2022.

Planning Staff note that the Province has confirmed that the 60-day timeline or “clock” does not stop when a municipality is waiting for a resubmission from the applicant (as part of the typical iterative site plan approval process). If a decision is not made on an application within 60 days by the municipality, graduated refunds are to be provided in accordance with the new Planning Act provisions.

Plans of Subdivision:

The municipality should be aware that changes have been made to the Planning Act that establish that the Province may approve a regulation which will prescribe what can or cannot be required as a condition of draft plan of subdivision approval. This could potential impact the types of draft plan conditions the municipality requests in the future. A regulation implementing this change has not been made to date.

Planning Application Reporting Requirements:

The Planning Act has been updated to establish that the Minister of Municipal Affairs and Housing can require reporting from municipalities on development applications and approvals. No specific details on the reporting measures have been provided to date. The County currently tracks our applications (Official Plan Amendments, Plans of Subdivision/Condominium, Consents).

Community Benefit Charge By-laws:

The Planning Act has been revised to require that any municipality with a community benefits charge by-law must publicly consult and complete a review no later than five years after the by-law is passed, and every five years thereafter.

Furthermore, after reviewing the community benefits charge by-law, a municipality must pass a resolution indicating whether a revision is needed. If a municipality does not pass a resolution within the timeframe, the community benefits charge by-law would expire, and a new by-law would need to be passed in order to charge for community benefits.

Surety Bonds:

The Planning Act has been updated to provide the Minister of Municipal Affairs and Housing the authority to make a regulation, which would authorize owners of land and applicants to stipulate the type of surety bonds and other prescribed instruments which may be used to secure agreement

obligations in connection with the local approval of land use planning matters. A regulation implementing this change has not been made to date. The current practice of securing site improvements is a letter of credit issued by a financial institution/bank.

OTHER BILL 109 CHANGES

Bill 109 has also introduced changes to the Development Charges Act (2007), the New Home Construction Act (2017) and the Ontario New Home Warranties Plan Act. Planning Staff have not reviewed these changes as part of this memo.

IMPLEMENTATION: MATTERS FOR CONSIDERATION

Planning Staff offer the following comments and recommendations regarding implementation for consideration:

Mandatory Pre-consultation

Planning Staff recommend that the municipality should consider adopting a mandatory pre-consultation by-law requiring that an applicant must pre-consult with the municipality prior to submitting a zoning by-law amendment or site plan approval application.

Pre-consultation meetings are presently held for most zoning by-law amendment and site plan applications in the municipality. Pre-consultation meetings provide the applicant with an opportunity to receive preliminary feedback from municipal staff/departments and commenting agencies on their proposal. Application requirements including needed supporting information and documentation (e.g. drawings, studies etc.) are also discussed.

The adoption of a mandatory pre-consultation by-law will serve to formalize the existing process and ensure that all applicants pre-consult with the municipality prior to submitting an application.

Complete Application Requirements:

As discussed above, the pre-consultation process provides an opportunity to review and provide preliminary feedback on a proposal, which assists the applicant and assists the municipality by improving the completeness and quality of submissions.

Bill 109 introduced new provisions in the Planning Act, which formally allow a municipality to establish what requirements (fees, studies, drawings etc.) are needed in order for an application to be deemed "complete". If the requirements identified at the pre-consultation stage are not submitted with an application, the municipality may refuse to accept or further consider an application.

The submission of a complete application is important to ensure that a decision on the application can be made by the municipality in a timely manner and within the time frames prescribed in the Planning Act. It will be important that required plans, documents and studies etc. are identified at the pre-consultation by the municipality.

County Planning Staff will be reviewing and updating the County of Wellington Official Plan as may be necessary to ensure that the official plan policies related to complete applications are up to date.

Deeming a Site Plan Application Complete:

Under the new Planning Act provisions, a municipality has 30 days to confirm with the applicant whether an application is complete or incomplete. If an application is incomplete, the processing and refund timelines under the Planning Act do not begin. An additional step will need to be added to the municipal site plan application process to include the issuance of a confirmation letter by the municipality to the applicant.

Conditional Site Plan Approval:

Planning Staff note that municipalities may wish to consider revising their site plan approval processes to include the granting of “conditional approval” as a method to accelerate the approval process. A “conditional approval” or “approval with conditions” is a document issued by the municipality that approves a site plan application in principal and includes specified conditions, which need to be met prior to the final drawings being signed and a building permit being issued. The “conditional approval” process is used by some larger municipalities.

Typical conditions of approval include the completion of the site plan agreement (and posting of securities) and the sign off from applicable agencies (e.g. permit from conservation authority). The Province has confirmed that if approval is given conditionally, the conditions need to be specified. The use of “conditional approval” may allow for a decision to be issued on a site plan application within the prescribed 60-day period without all of the details and necessary steps completed (such as the execution of the site plan agreement).

If a municipality is considering utilizing “conditional approval” approach, Planning Staff recommend that the municipality consult with their solicitor to review the process, possible conditions, etc.

Site Plan Approval Authority:

As discussed above, new applications for site plan approval filed on July 1, 2022 or after can no longer be approved by Council or a Committee of Council. Under the new Planning Act Provisions site plan applications can only be approved by an “officer, employee or agent of the municipality”. The municipality must identify the individual by By-law. Municipalities should have this in place in advance of July 1, 2022.

Planning Staff note that some municipalities in the County have already delegated site plan approval to a staff person. These municipalities should review the Planning Act provisions with their solicitor to ensure that the existing delegation By-law satisfies the new requirements.

For further clarity, Planning Staff note that the Planning Act changes do not appear to be prohibit or preclude the circulation of a site plan application for information and/or comment to Council.

Municipal Best Practices:

Planning Staff recommend that municipalities monitor how other jurisdictions are responding to the recent changes to the Planning Act over the next few months. Reviewing these other municipal practices will serve to assist the municipality with developing and implementing any necessary changes to the development approvals process as a result of the Bill 109 regulatory changes.



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May 27, 2022

Wellington County
Member Municipality Clerks

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Lisa Campion, Town of Erin
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Good afternoon,

At its meeting held May 27, 2022 Wellington County Council approved the following recommendation from the Planning Committee:

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 119 – County Growth Structure (a) conforms with the Growth Plan for the Greater Golden Horseshoe and Greenbelt Plan, subject to Provincial acceptance of the Regionally Significant Economic Development Study Area and the Hamlet of Puslinch; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Policy Statement; and

That a by-law adopting County of Wellington Official Plan Amendment 119 be approved; and

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.

Enclosed is the County Official Plan Review – OPA 119 Recommendation Report and By-law 5760-22.

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

Sincerely,

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, May 12, 2022
Subject: County Official Plan Review – OPA 119 Recommendation Report



PLANWELL

1.0 Executive Summary

- The purpose of this report is to review comments and recommend to County Council the adoption of County Official Plan Amendment No. 119 - “County Growth Structure” ([Link to Final Draft OPA 119 and Companion Document](#)).
- OPA 119 is the first amendment to the County’s Official Plan advanced as part of the County’s Municipal Comprehensive Review (MCR) under section 26 of the Planning Act.
- The Amendment includes policies for complete communities, and policies and mapping for the County growth structure including: a settlement area hierarchy, employment areas, Regionally Significant Economic Development Study Area and historic hamlet of Puslinch.
- OPA 119 is informed by technical work presented in the Phase 1 Urban Structure and Growth Allocations Report and associated consultation from June to July 2021 which included a Public Information Centre and circulation for comments (see Planning Committee report PD2021-21 for further detail).
- Consultation for Draft OPA 119 included circulation for comment, a statutory open house on January 31, 2022 and a statutory public meeting on February 10, 2022 in accordance with section 26 of the Planning Act.
- For the reasons outlined in this report, staff recommend that OPA 119 (as amended) be adopted by County Council and forwarded to the Minister of Municipal Affairs and Housing for a decision.

2.0 Background

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a Municipal Comprehensive Review component under the Growth Plan for the Greater Golden Horseshoe (2019). The Minister of Municipal Affairs and Housing has advised that municipalities may choose to use a phased approach (which includes more than one Official Plan Amendment) to achieve conformity with the Growth Plan. The growth structure in this amendment is based on the Phase 1 MCR Report: Urban Structure and Growth Allocations prepared by Watson & Associates.

3.0 Summary of OPA 119

The County Growth Structure Amendment outlines where growth and development is to occur within Wellington to achieve the objectives, forecasts and targets required by Provincial policy. The Amendment is comprised of the following key changes:

Complete Communities

Add policies to support “complete communities” as a planning concept and objective of the Official Plan.

Hierarchy of Settlement Areas

Establish a revised hierarchy of settlement areas in the County based on servicing:

Settlement Areas

Consist of 12 primary urban centres:

- with existing or planned municipal water and wastewater systems within the Urban System under the existing policy framework; and
- delineated built-up areas and designated greenfield areas.

Rural Settlements

Consist of 2 secondary urban centres (Aberfoyle and Morriston):

- without municipal water and wastewater systems; and
- moves them to the Rural System and establishes a corresponding policy framework; and

Consist of 37 existing hamlets:

- continue to be recognized as hamlets, but moved to the Rural System; and
- also identifies the historic Hamlet of Puslinch, a long standing small community in the Township of Puslinch with existing residential, institutional and commercial uses.

Other Changes

- Remove section 6.4.7 policies for un-delineated rural settlement areas in the prime agricultural and secondary agricultural areas, and add a rural cluster policy for secondary agricultural areas.
- Identify urban employment areas in conformity with the Provincial Growth Plan.
- Identify a Regionally Significant Economic Development Study Area in Puslinch and a corresponding local policy.

Mapping Updates

- Introduce new mapping schedules to delineate the County Growth Structure.
- Update existing Land Use Schedules to reflect the new settlement area hierarchy, hamlet of Puslinch and Regionally Significant Economic Development Study Area.

Technical and Housekeeping Changes

- Update terminology, update map and text formatting, add definitions, italicize defined terms, and make housekeeping revisions related to the above changes.

4.0 Provincial Policy Review

Key applicable policies with respect to this Amendment are those found in:

- Provincial Policy Statement, 2020 (PPS)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)
- Greenbelt Plan, 2017

Provincial plans, such as the Growth Plan and Greenbelt Plan, are to be read in conjunction with the Provincial Policy Statement. Provincial plans normally take precedence over the policies of the PPS to the extent of any conflict and where the policies of the Provincial plans are more specific than the general requirements of the PPS. Land use planning decisions by the County must be consistent with the Provincial Policy Statement and conform with the policies of the Growth Plan, Greenbelt Plan and Official Plan.

The following information highlights how the direction provided by the Provincial plans and policies apply in the context of OPA 119 – County Growth Structure. The comments below generally focus on the more specific Growth Plan and Greenbelt Plan policies, however, the PPS policies have also been reviewed.

4.1 Complete Communities

One of the guiding principles of the Growth Plan is to “Support the achievement of *complete communities* that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.” OPA 119 defines complete communities and adds it to the Plan as a fundamental belief and key objective.

OPA 119 provides the basis for future policy development to meet specific Growth Plan requirements, including for the County to:

- Consider the range and mix of housing options and densities of existing housing stock;
- Plan to diversity the overall housing stock across Wellington; and
- Use available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

See Growth Plan section 2.2.6.2 and 2.2.6.3 for additional detail.

4.2 Managing Growth

The Growth Plan requires that at a minimum, the population and employment forecasts in Schedule 3 will be used for planning and managing growth to 2051. OPA 119 does not implement the 2051 population and employment forecasts on a County-wide or municipal basis because additional consultation with Member Municipalities was required. The population and growth allocations will be implemented through a subsequent amendment to the County Official Plan now that the Phase 1 technical work has been concluded and endorsed by Council.

Section 2.2.1.2 of the Growth Plan sets out specific requirements for a hierarchy for allocating growth:

Growth Plan Section 2.2.1.2	OPA 119
“Forecasted growth to the horizon of this Plan will be allocated based on the following:	
a) the vast majority of growth will be directed to <i>settlement areas</i> that: <ul style="list-style-type: none"> • have a <i>delineated built boundary</i>; • have existing or planned <i>municipal water and wastewater systems</i>; and • can support the achievement of <i>complete communities</i>; 	12 primary urban centres meet this criteria
b) growth will be limited in <i>settlement areas</i> that: <ul style="list-style-type: none"> • are <i>rural settlements</i>; • are not serviced by existing or planned <i>municipal water and wastewater systems</i>; or • are in the <i>Greenbelt Area</i>; 	2 secondary urban centres (Aberfoyle and Morriston) and 37 hamlets meet this criteria
c) within <i>settlement areas</i> , growth will be focused in: <ul style="list-style-type: none"> • <i>delineated built-up areas</i>; • <i>strategic growth areas</i>; • locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and • areas with existing or planned <i>public service facilities</i>; 	12 primary urban centres have delineated built-up areas
d) development will be directed to <i>settlement areas</i> , except where the policies of this Plan permit otherwise;	No change needed
e) development will be generally directed away from <i>hazardous lands</i> ; and	No change needed
f) the establishment of new <i>settlement areas</i> is prohibited.”	See discussion below

With respect to the prohibition of establishing new settlement areas in item f) above, settlement areas mean:

“Urban areas and *rural settlements* within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the *settlement area* may be no larger than the area where development is concentrated.”

OPA 119 adapts this definition to include primary urban centres and rural settlements (secondary urban centres and hamlets).

In the Growth Plan, rural settlement areas mean:

“Existing hamlets or similar existing small *settlement areas* that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth...”

In rural areas, the Growth Plan requires development of more than three units/lots to be in settlement areas (2.2.9.6). Based on OPA 119, development of more than three units/lots would be directed to primary urban centres, secondary urban centres and hamlets.

OPA 119 adds rural settlements as a defined term which supports development of more than three units/lots in the following rural settlements in Wellington:

- 2 secondary urban centres (Aberfoyle and Morriston)
- 37 existing hamlets throughout Wellington County
- 1 re-designated existing historic hamlet (Hamlet of Puslinch)

These areas meet the rural settlement area definition as they are existing, small, long-established and identified on the Official Plan land use schedules (maps).

While OPA 119 continues to permit lot creation and a range of uses in Aberfoyle, Morriston and the hamlets, removal of Official Plan section 6.4.7 (rural settlements) is necessary to meet Provincial policy. Unlike existing hamlets to be retained, the rural settlements recognized by policy 6.4.7 are unmapped and unnamed in the Official Plan. Therefore, they do not meet the Growth Plan definition of rural settlement area. An attempt to identify such areas in the Official Plan would not conform with Growth Plan and Official Plan prohibitions on the establishment of new settlement areas.

In a meeting of January 26, 2022, the County re-confirmed with Provincial staff that policy 6.4.7:

- Conflicts with PPS policies which prohibit new residential lots in prime agricultural areas (s. 2.3.4.3); and
- Conflicts with Growth Plan policies which prohibit new settlement areas (s. 2.2.1.2(f)) and limits residential development in rural areas (s. 2.2.9.6).

Section 6.3 of this report outlines Minto Council’s concerns about removal of section 6.4.7. Staff have revised OPA 119 to move policy 6.4.7 to a modified “rural cluster” policy under the Secondary Agricultural Area policies.

4.3 Employment Areas

The Growth Plan requires the County to designate “all employment areas in the Official Plan and protect them for appropriate employment uses over the long-term” (s. 2.2.5.6). New County Growth Structure schedules of OPA 119 ensure that all Employment Areas in Wellington are designated, including those designations in local official plans.

4.4 Puslinch Regionally Significant Economic Development Study Area

A guiding principle of the Growth Plan is to “improve the integration of land use planning with planning and investment in *infrastructure*...by all levels of government.” Highways 401 and 6 are identified as part of the Provincial Strategic Goods Movement Network (SGMN)¹ in the Greater Golden Horseshoe, which has a goal to integrate the SGMN into relevant municipal land use plans.

The policies of the Growth Plan require municipalities to maintain a sufficient supply of land, in appropriate locations, for a variety of employment (2.2.5.1(b)). Section 2.2.9.5 allows for the existing rural employment areas in Puslinch to continue to be permitted. Expansions to these areas are limited to those which are necessary to support existing businesses and are compatible with surrounding uses. The Growth Plan places a priority on linking major goods movement corridors and employment areas (s. 3.2.4).

In accordance with Council’s direction through October 2021 Planning Committee Report PD2021-25, staff has requested that the Minister of Municipal Affairs and Housing consider the exclusion of the Regionally Significant Economic Development Study Area from the Greenbelt Area as part of the proposed Greenbelt Plan expansion. The justification for the request is set out in report PD2021-25 and PD2021-17.

4.5 Hamlet of Puslinch

Section 2.3.5.1 of the PPS states that “Planning Authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8”. In the Greenbelt Plan, the goals for settlement areas in the Protected Countryside are to support a strong rural economy, maintain the character of rural communities, achieve complete communities and serve as community hubs (s. 1.2.2.4). For lands within Hamlets in the Protected Countryside, limited growth is permitted through infill and intensification subject to appropriate water and sewage services (s. 3.4.4).

In accordance with Council’s direction through October 2021 Planning Committee Report PD2021-25, staff has requested that the Minister of Municipal Affairs and Housing consider the exclusion of the Hamlet of Puslinch identified in the Amendment as part of the proposed Greenbelt Plan expansion. The justification for the request is set out in that report.

5.0 Consultation

OPA 119 has been informed by consultation since the release of the draft Phase 1 MCR Report: Urban Structure and Growth Allocations which includes:

- Technical Resource Team (TRT) meetings through 2021
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report on June 23, 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Results of the PIC and circulation were documented in Planning Committee report PD2021-21
- A statutory special meeting of County for the Official Plan Review held on June 29, 2021

¹ Ministry of Transportation, *Towards a Greater Golden Horseshoe Transportation Plan*, June 2021.

The consultation for Draft OPA 119 included:

- October 2021 Circulation to Ministry of Municipal Affairs and Housing
- November 2021 Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- January 31, 2022 statutory public open house for Draft OPA 119
- February 10, 2022 statutory public meeting for Draft OPA 119

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list and website updates. Notice of the statutory public open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. Meetings were held virtually due to COVID-19.

Consultation at a Glance

58 Public Open House Participants

31 Public Meeting Participants

43 Written Submissions

6.0 Key OPA 119 Comments and Changes

A summary of the key comments and a description of changes made to OPA 119 as a result of feedback is provided below. For further details on these and other comments, see Appendix A (Open House Meeting Summary), Appendix B (Public Meeting Minutes) and Appendix C (Summary of Comments and Responses). Full written comments are available in the project file.

6.1 Public Open House

Many of the comments at the open house related to OPA 119 focused on the Regionally Significant Economic Development Study Area in Puslinch. There were environmental impact concerns, including ponds, wetlands, endangered species and Areas of Natural and Scientific Interest (ANSIs). The impact on agricultural lands was also raised. There were also questions about how this relates to the existing industrial area in the Township's zoning by-law, about servicing and the impact of the boundary extending further west of Highway 6 North on nearby residents. The policy for the Study Area requires future study of transportation, servicing, agricultural and environmental matters.

6.2 Public Meeting

Comments at the public meeting also focused on the Regionally Significant Economic Development Study Area. The comments emphasized agricultural concerns about the current economic benefits of farm lands, loss of food production lands and impacts on farming. There were also site-specific requests/concerns:

- To include additional lands owned by Bryan's Farm Equipment in the hamlet of Puslinch;
- To expand rural employment designation onto 4952 Seventh Line, Guelph/Eramosa and adjacent lands; and
- To support proposed Audrey Meadows subdivision in northern Puslinch.

6.3 Municipal

Town of Minto comments are the only municipal comments that were received for OPA 119. The Town opposes removal of section 6.4.7 (rural settlements) from the County Official Plan because Council prefers that they continue to be recognized and to allow for minor infilling and rounding out. County staff met with Town staff and their consultant to review their concerns. In considering the Town's comments and concerns, staff propose that OPA 119 continue to remove section 6.4.7, but that it be moved, modified and renamed "rural clusters" as shown in the comparison below.

CURRENT POLICY TO BE REMOVED from Prime Agricultural and Secondary Agricultural Area Policies	PROPOSED POLICY TO BE ADDED to Secondary Agricultural Area Policies
<p>6.4.7 Rural Settlements Rural settlements are existing small communities that form part of the rural fabric of Wellington. These settlements are primarily small clusters of housing with occasional commercial, industrial or institutional uses. These areas are not designated on Schedule "A" and are not expected to grow but they may be recognized in the zoning by-law and limited residential infilling may be allowed.</p>	<p>6.5.4 Rural Clusters Rural clusters are long-established small groups of housing with occasional commercial, industrial or institutional uses located in the Secondary Agricultural Area designation. These areas are not designated on Schedule "A" or "B" and are not expected to grow but they may be recognized in the zoning by-law. New lots may only be allowed in rural clusters in accordance with section 10.4.</p> <p>As part of a <i>municipal comprehensive review</i>, the County will assess the impact of constraints such as the Provincial Agricultural Land Base, Natural Heritage System and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.</p>

The above changes would only apply to Minto, Puslinch and Erin as these are the only municipalities with the Secondary Agricultural Area designation. The policy provides for further review of the rural residential lot creation policies to potentially address any rural growth shortfalls through the Municipal Comprehensive Review. We feel this approach would address the concerns of Minto yet remain consistent with Provincial planning policy.

6.4 Indigenous Communities

Our office received comments from the Saugeen Ojibway Nation, requesting that we contact the Environment Office immediately with anything of archaeological interest.

6.5 Agencies – Conservation Authorities

Our office received comments from the following conservation authorities:

Conservation Halton	<ul style="list-style-type: none"> No issues raised
Saugeen Conservation	<ul style="list-style-type: none"> No issues raised
Hamilton Conservation Authority (HCA)	<ul style="list-style-type: none"> HCA staff are not supportive of removal of Regionally Significant Economic Development Area from the Greenbelt Plan and request to be advised of any related proposal. If OPA 119 is approved, request to be circulated proposed terms of reference for study.

6.6 Agencies – Other

Our office received comments from the following legislated authorities:

Upper Grand District School Board	<ul style="list-style-type: none"> Comments to be considered in transportation policy component of Official Plan Review
City of Guelph	<ul style="list-style-type: none"> Change to OPA 119 text recommended to clarify that section 4.7.1 (Distinct Urban-Rural Boundary) applies to adjacent cities, as well as the settlement areas within Wellington County. Other comments included in Appendices.
Wellington Source Water Protection	<ul style="list-style-type: none"> Majority of comments will be considered as part of source water/ water policy component of Official Plan Review

6.7 Public and Stakeholder Comments

The public and stakeholder comments received and the staff responses are included as Appendix C. The majority of the comments deal with matters in future phases of the growth management technical work (settlement area boundary expansions, rural employment area expansions, etc.), requests for additional information about OPA 119 and the overall Official Plan Review. Staff also received several requests to be added to the notice list which have been noted, but are not included in the table. The discussion below provides more details about key comments on OPA 119.

Regionally Significant Economic Development Study Area (RSEDSA)

Comments filed both support and raise concerns/objections to the RSEDSA. The key matters include agricultural, environmental and compatibility issues. If the RSEDSA is approved by the Province as part of OPA 119, detailed terms of reference will need to be prepared for the subsequent study which will be required to include a transportation analysis, a servicing strategy, an agricultural and environmental review. Future uses will need to be compatible with the surrounding area.

Rural Settlement Policy 6.4.7

There are two public objections to the proposed removal of rural settlement policy 6.4.7 for Puslinch. The first is from Jeffrey Wilker of Thomson Rogers on behalf of Audrey Meadows Ltd. His position is that the removal of policy 6.4.7 will be far more restrictive than Provincial policy and that his client's proposed Official Plan Amendment (file OP2021-02) should be written into OPA 119.

The applicant's proposal is for a rural residential development on vacant agricultural lands owned by Audrey Meadows which are adjacent to the existing Audrey Meadows subdivision south of Guelph on the west side of Victoria Road S in Puslinch. The vacant lands are currently designated Secondary

Agricultural, Core Greenlands and Greenlands in the Official Plan. The developed Audrey Meadows subdivision is designated Country Residential and Greenlands.

The proposal is based on the applicant's interpretation that the existing adjacent 48 lot subdivision is a rural settlement and that additional development of approximately 29 units on adjacent land would represent infilling. No changes to OPA 119 are recommended to provide for the above proposal as the OPA application is in process and it will be assessed based on existing planning policies (including section 6.4.7).

The second is from Dave Bouck (DRS Inc./Meran Holdings) who objects to the Provincial emphasis on growth in serviced urban centres, the local emphasis on severances for growth, and asks for the following additional historic rural settlements in Puslinch to be recognized: Crieff, Fielding Lane, Puslinch Lake and Corwhin. Section 6.3 of this report recommends changes that would allow for future review of historic rural settlements for additional severance potential. No further changes to OPA 119 are recommended.

Historic Hamlet of Puslinch

Public comments were generally supportive of the re-designation of the historic Hamlet of Puslinch. In addition, (1) Neal DeRuyter, MHBC for Bryan's Farm and Industrial Supply; and (2) Dave Bouck, Meran Holdings made requests to expand the proposed Hamlet boundary (see Figure 1).

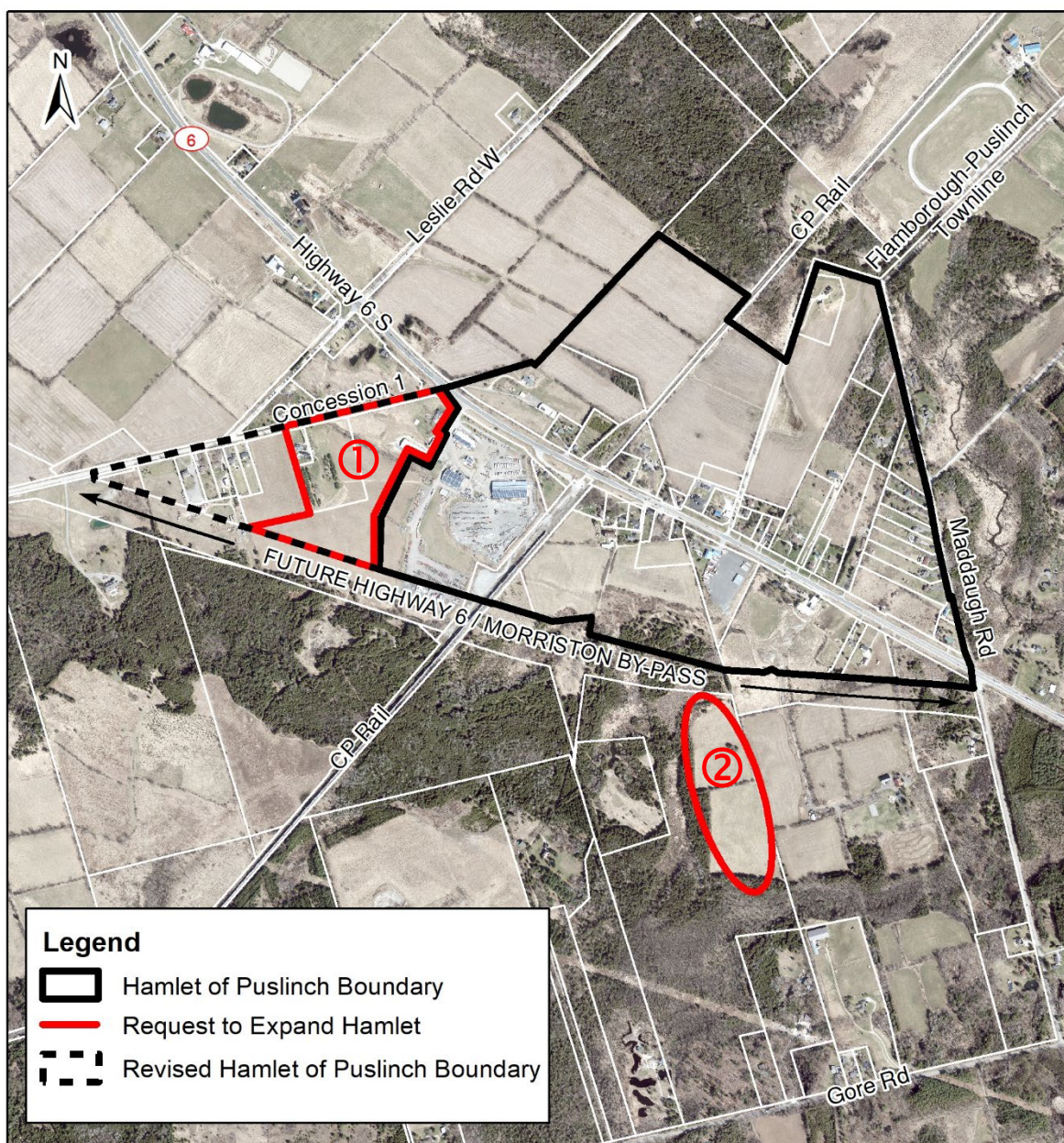
The proposal for Bryan's Farm and Industrial Supply is to expand the hamlet boundary to the west of the existing business to include additional lands under the same ownership. The existing operation is within the original draft hamlet boundary and the area outlined in red is proposed to be added (Figure 1). Staff recommends that the boundary be extended to include the additional lands for the reasons set out in the MHBC planning justification:

- Would provide for future expansion of a long-standing employment use
- Expansion would follow right-of-way of proposed Highway 6 By-pass
- Lands are considered prime agricultural but constrained due to MTO expropriation, existing non-agricultural uses, existing roads, irregular shape
- Would provide for potential residential severances
- Represents a minor increase of the total area of hamlet

Staff also recommends that the hamlet boundary be further extended westerly to include lands up to the intersection of Concession 1 Road and the Highway 6 By-pass, which are largely comprised of rural residential lots. The hamlet boundary in the final draft of OPA 119 has been revised to reflect these changes.

The second request is to add lands south of the proposed Highway 6 By-pass. Staff are not recommending that the proposed Hamlet of Puslinch be extended southerly to include the northern fields of Part of Lot 27, Gore Concession as the future Highway 6 By-pass represents a logical southerly limit of the Hamlet.

Figure 1 Requests to Expand Hamlet of Puslinch



Centre Wellington Heritage

Public comments seek to introduce detailed mapping and text changes to OPA 119 which would appear to have the effect of prohibiting intensification of any kind in the Fergus and Elora-Salem heritage area overlays. While the Growth Plan requires conservation of cultural heritage resources, this is not the same as a development prohibition.

There are policies already in place in the County Official Plan setting out requirements for heritage impact assessment and conservation plans. This type of study determines if any significant cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated and by what means. This allows for residential intensification requests requiring planning approvals to

be evaluated on a case by case basis within the context of the proposal and local cultural heritage resources.

The Provincial Growth Plan is based on an “intensification first” approach and a minimum residential intensification target of 20% has been in place in the County Official Plan since 2009. Largely due to cultural heritage resources in Centre Wellington, County Council has supported a request for an alternative intensification target of 15%. If approved by the Province, the reduced target will be implemented through a subsequent amendment to the County Official Plan.

Centre Wellington Natural Heritage System

Public comments raise concerns that the Official Plan and OPA 119 do not define and map a County Growth Structure with a Natural Heritage System. The County Official Plan currently identifies a Natural Heritage System on Greenbelt Plan schedules for Puslinch and Erin. The identification of a Natural Heritage System for the remainder of the County will be part of future technical work through the MCR and these comments will be considered at that time.

Natural heritage features and areas are currently identified on the land use schedules for each municipality in the Official Plan. The policy protections (and restrictions in local Zoning By-laws) for such areas continue regardless of whether or not they are shown on the new Growth Structure Schedules. The terms “natural heritage features and areas” and “Natural Heritage System” do not appear in OPA 119 because they are already defined terms contained in the Official Plan.

7.0 Provincial Comments

As legislatively required, our office circulated Draft OPA 119 to the Ministry of Municipal Affairs and Housing on October 4, 2021. The statutory 90-day minimum window was satisfied in early January 2022. While staff would always prefer to work with Ministry staff to address any potential policy matters, to date we have not received input and prefer not to delay this Amendment any further. As the approval authority for the Amendment, the Province is in a position to make changes to OPA 119, if necessary.

8.0 Final Draft Official Plan Amendment

The final draft County Growth Structure Official Plan Amendment being recommended in this report may be found at the following link: [Link to Final Draft OPA 119 and Companion Document](#)

Changes made to the Final Draft are highlighted in the companion document.

9.0 Conclusion

Staff are satisfied that OPA 119 is consistent with the Provincial Policy Statement (2020), has regard for matters of provincial interest, and is in conformity with the Growth Plan (2019) and Greenbelt Plan (2017) subject to Provincial acceptance of the Regionally Significant Economic Development Study Area and the Hamlet of Puslinch. Public concerns have been considered and addressed. In our opinion, OPA 119 represents good planning and is in the public interest.

10.0 Recommendations

That pursuant to section 26 of the Planning Act, County Council declares that Official Plan Amendment 119 – County Growth Structure (a) conforms with the Growth Plan for the Greater Golden Horseshoe and Greenbelt Plan, subject to Provincial acceptance of the Regionally Significant Economic Development Study Area and the Hamlet of Puslinch; (b) has regard for matters of provincial interest in section 2 of the Planning Act; and (c) is consistent with the Provincial Policy Statement.

That a by-law adopting County of Wellington Official Plan Amendment 119 be approved.

That the County Clerk forward the report to the Ministry of Municipal Affairs and Housing and to Member Municipalities.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sarah Wilhelm', with a long horizontal flourish extending to the right.

Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

- Appendix A Public Open House Meeting Summary
- Appendix B Public Meeting Minutes
- Appendix C Summary of Comments and Responses

Appendix A

OPA 119 Public Open House Meeting Summary

Wellington County Official Plan Review OPA 119 Virtual Public Open House 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 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 June 2021, the County released its MCR Phase 1 Report ([review the report](#)). It held a virtual public open house ([review the presentation](#) and [read the consultation summary](#)) to discuss the recommendations prepared by consultants Watson & Associates Economists Ltd. relating to Urban Structure and Growth Analysis. Official Plan Amendment (OPA) 119 implements part of the growth management technical work from Phase 1, including:

- Adding new policies for complete communities
- Revising and mapping the County growth structure based on servicing
- Adding new policies for the Regionally Significant Economic Development Area in Puslinch
- Re-designating the existing historic rural settlement of Puslinch as a Hamlet
- Other technical and formatting changes

Meeting Promotion

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

A public notice regarding the Virtual Public Open House was published in the Wellington Advertiser two weeks before the meeting. The meeting was also promoted through the County's social media platforms.

Meeting Overview

The Virtual Public Open House was held on January 31, 2022, with a purpose to:

- Provide an update on the County of Wellington's Official Plan Amendment (OPA) 119
- Gather feedback and answer questions about Wellington County's OPA 119

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

In total, 58 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 delivered a presentation on the following areas of the County of Wellington's OPA 119:

- Policy Context and Provincial Planning Policy Structure
- Municipal Comprehensive Review (MCR) and Work Plan
- Complete Communities
- County Growth Structure
- Revised Settlement Hierarchy
- Regionally Significant Economic Development Area (RSEDA)
- Re-designating Puslinch as Hamlet
- Consultation to Date

Susan Hall facilitated a discussion to receive feedback and comments from participants. 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 County of Wellington's Official Plan Amendment (OPA) 119.

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'.

General

Q: Is more detailed information, such as technical reports, available online?

A: Yes. Information about the MCR process can be found on the County's MCR webpage, [visit the PlanWell webpage](#) – this webpage includes presentations, summaries, and technical reports under the "Public Consultation" tab. If any questions

are not addressed on the website, individuals can contact Sarah Wilhelm or Jameson Pickard by emailing planwell@wellington.ca.

Q: When do you expect to have final approval from the Province?

A: The deadline is July 1, 2022. So far, no comments have been received from the Province regarding the Official Plan Amendment, but the goal is to have this fully approved before the July 1 deadline. However, the final approval for the Official Plan review will require additional technical work and other phased amendments after July 1.

Q: Will the current economic benefits of the land be examined, such as produced food and carbon sequestered?

A: This is something that the County can take away and look at in more detail. This gets into the intersection of climate change policies and will be a component of the work done through the overall Official Plan review. At this point, the study areas must first be determined.

Q: How do we file our concerns about the ponds and wetland areas classified under Primary Agriculture?

A: If there are wetlands mapped in the current Official Plan, those would be considered part of the environmental review of the study area. If there are any specific concerns, individuals can mention them during the meeting or reach out to Sarah Wilhelm or Jameson Pickard at the County, so these can be captured in future reports.

Q: Does the Township know when environmental sensitivity studies will be completed for the study area?

A: Provincial approval of the OPA is required first to establish a study area. Once this is defined, the Township and County can proceed with studying the area. It would be premature to start doing any detailed technical work until the study area is determined.

C: All future maps should show the Areas of Natural Scientific Interest (ANSI) so that these areas are not forgotten when doing reviews by various agencies. There are significant ANSIs in the southwest section of the study area, and one large area is included in the study area. ANSIs must be preserved into the future under the provincial Heritage and Conservation Act.

A: Currently, the ANSIs are shown on the Puslinch land use schedule in the County Official Plan. A future environmental review will examine natural features within the study area.

Q: When will the excess lands designated within the Wellington North Township be reviewed and declared so the public knows which lands are impacted? Is this part of OPA 119?

A: This is not part of OPA 119. The concept of excess lands is part of the Phase 2 work currently being undertaken by Watson & Associates Economists Ltd. County staff are scheduled to present at the Wellington North Township Council meeting on February 7, where they will discuss the implications of excess lands.

Q: Why is Morriston being moved to a secondary urban settlement?

A: Re-classifying Morriston to the secondary urban settlement category relates to servicing, its small size, and the Province's methodology for determining land needs. The Highway 6 By-pass will happen regardless of how Morriston is categorized. There is an area of land between the Morriston boundary and the Highway 6 By-pass within the study area where the appropriate land use has not been fully identified yet. This area might allow for a small amount of residential development or other types of development. It is also possible to have some limited development on private services for industrial employment uses if it's a dry industrial use. Additionally, the study area includes a servicing strategy, which would be looked at in detail at the study stage.

Q: How far down the line are discussions about bringing new employment lands into the inventory to make up for those lost to the highway?

A: The study area must first be selected before new employment lands can be determined. This will require a more detailed study.

Hamlet

Q: Why are Hamlets being moved to a different designation? What does this mean?

A: Hamlets are being re-assigned from the urban system to the rural system. This is to recognize that the amount of growth allocated to these areas is a low level of growth. This aligns with provincial policies defined in the Growth Plan. The land use policies applicable to the hamlet designation remain the same, but they will be treated differently in the context of the Growth Plan.

Q: What is the driver behind recognizing the Historic Hamlet of Puslinch? Is there an active interest in residential or commercial subdivision plans?

A: The driver behind recognizing this area was the historic policy in the 1988 Official Plan. Currently, there is no information on whether there is any interest in residential or commercial development. This is not considered under the current designation. The County has received some comments related to the Hamlet's boundary, which will be acknowledged in subsequent County reports.

Greenfield Areas

Q: Will Greenfield Areas receive a designation, and when will they be implemented?

A: The Designated Greenfield Areas are already in effect as a policy area within the Official Plan. When looking at the land use schedules, there are designations in place for each urban centre within the Official Plan for Greenfield Areas.

Q: What are the odds of Greenfield Areas being reviewed and rezoned? What would be the likelihood of future development areas being modified?

A: The settlement area boundary review is included in the technical work for Phase 3 - future development areas will likely be a part of that work. The land needs assessment assesses how future development areas can add to the land supply. The review and re-designation of future development areas would follow the land needs assessment and would be something that the County undertakes as part of Phase 3.

Regionally Significant Economic Development Area

Q: The Township of Puslinch established industrial development areas in their 2018 Zoning Bylaw. Why does the Regionally Significant Economic Development Area study look at a much larger area than what the Township had identified?

A: The Township of Puslinch did some work in their Zoning By-Law which identified the industrial parcels that have not yet been developed and discovered that there aren't many left. There are forecasts in the Official Plan for residential and employment growth. In 2016, Puslinch exceeded its 2041 forecasts for employment growth. This indicates rapid rural employment growth, which is why the Regionally Significant Economic Development Area study looks at a much larger area.

Q: What is the purpose or reason behind extending the northwestern boundary of the Regionally Significant Economic Development Area study further west of Highway 6?

A: The existing rural employment areas on the west side include a right-of-way with a 45-meter offset which takes away a lot of the designated land. In addition to that, some access constraints will happen based on the interchange's design. This means that the land would not be developed for employment purposes and requires closer analysis from the project team. Comments have been received from residential properties, opposite the westerly limit, about the prospect of having employment uses extended. As this study continues, the project team will be engaging again to discuss this in more detail.

Q: Changing the boundary of the Regionally Significant Economic Area Study to the west of Highway 6 cuts through primary agricultural land. This area already has a mid-block added to the area, and some residents are not comfortable with this additional potential change. When will this change be announced, and if it goes through, will the area no longer be classified as Primary Agriculture?

A: There is no certainty on whether the boundary would be changed, but all comments received to date will be considered when making recommendations to the planning committee and County Council. Whether that area will continue to be classified as Primary Agriculture requires further study. These decisions would be made in the future and will require public input.

C: Many people have moved to Puslinch for rural living. Many people live in this area because they want to find a rural landscape close to the city. That is one of the reasons why there are not as many residential developments in the area.

Q: If the land is within the Regionally Economic Development Area study but not within the Highway 6 extension study, can land use amendments be submitted before the final decision on OPA19?

A: If an individual wants to proceed with a particular proposal, they can contact County staff. However, if the proposal is not permitted under the current rural designation, it is suggested that the proponent wait until the study is completed. Individuals cannot be prevented from applying, but they are encouraged to reach out to policy or development staff to discuss the nature of their proposal before they file.

Q: What are the plans to manage the existing endangered species in the Greenbelt Areas within the context of the Regionally Significant Economic Development Area study?

A: Environmental concerns would need to be looked at on a site-specific basis and would have to be reviewed in more detail through the study.

Wellington 36

Q: What effect can the OPA have on a property located in Wellington 36? Do you plan on having any industrial development in the near future? Is there any potential of having a lot severance or a full-on development of Wellington 36?

A: As it stands, the intention is not to make any changes outside of the study area. However, anyone is welcome to share any comments related to their property. County staff will review these comments.

Q: Does the Settlement Area Boundary Review include Wellington 36?

A: A triangular piece of land north of Wellington 36 is included within the study area and will be reviewed further in the study. If there are any comments about the boundary, individuals should reach out to County staff.

Puslinch

Q: There's a minimal supply for residential development in the Puslinch area. Why aren't more lands being added to this type of land use? Is the County waiting for the landowners to come forward and say that this is what they would like to do?

A: Landowners are always welcome to provide their comments and feedback. However, the provincial policy environment is highly restrictive, and new estate residential subdivisions are no longer permitted. The Growth Plan and the Greenbelt Plan do not allow residential developments to be expanded or newly developed unless it has an existing designation. The County Official Plan also prohibits this kind of development.

Q: Caledon has multiple developments within their boundary. Why is Puslinch not allowing residential developments?

A: It isn't easy to compare the policies of two different Official Plans. Caledon might already have existing designations in their Official Plan that allow for that type of development, whereas Puslinch does not.

Q: Is there a plan for bringing services like sewer and water to Puslinch? If so, are there reports on how this will be served to the area we can review?

A: There was a study completed about the feasibility of municipal services for certain areas within the Township of Puslinch, and this information is available on the [Township of Puslinch's website](#).

Applications and Process

Q: Can planning applications (i.e. zoning, site plan, etc.) still be submitted for properties identified within the Regionally Significant Economic Development Area (RSEDA) before the area has been officially studied?

A: The point of identifying the study area is to study it comprehensively and then look at what areas require land-use changes. It is not ideal to start initiating planning applications in advance of this study as its findings may require alterations to the application. The identification of the study area is not meant to prohibit development that is in keeping with current land use designations and zoning.

Written Feedback

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

- Ensure that Planning Impact Assessments also include exterior design factors and support these assessments with Urban Design Guidelines.
- Develop planning policies for Secondary Urban Centres that take exterior built form into account, and ensure similar policies exist for major centres.
- Adjust the intensification criteria in residential land use designations to emphasize high quality of architectural design.
- Implement deconstruction policies that discourage outright demolition and encourage recycling of preservable materials.
- Consider using Model Urban Design Guidelines to steer the process for smaller lower-tier municipalities without the resources to develop their guidelines.

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 February 13, 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

Appendix B

OPA 119 Public Meeting Minutes



COUNTY OF WELLINGTON

PUBLIC MEETING MINUTES

OPA 119

10:30 am, Thursday February 10, 2022

County Administration Centre

Zoom

Planning Committee Members: Warden Kelly Linton, Planning Chair Allan Alls, Councillors Davidson, Lloyd and McKay

Also in Attendance: Councillors Campbell, Cork, O'Neill and Seeley; Puslinch Township Councillors Bailey, Goyda and Sepulis

County Staff:

Scott Wilson, CAO

Ken DeHart, Treasurer

Donna Bryce, County Clerk

Nicole Cardow, Deputy Clerk

Mark Montgomery, IT

Aldo Salis, Director, Planning and Development Department

Sarah Wilhelm, Manager of Policy Planning

Curtis Marshall, Manager of Development Planning

Meagan Ferris, Manager of Planning and Environment

Karen Chisholme, Climate Change and Sustainability Manager

Jameson Pickard, Senior Planner (Policy)

Zach Prince, Senior Planner (Development)

Matthieu Daoust, Planner

Members of the Public: There were 31 members of the public who attended the online meeting. Staff have recorded their names in the project file as part of the public record.

OPENING OF MEETING

Chair Alls welcomed everyone and called the meeting to order.

STATEMENT READ BY CHAIR

Chair Alls read the following statement:

This meeting is to provide information, comments and input for Planning Committee and Council. County Council has not taken a position on the matter; County Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the adoption of the proposed Official Plan Amendment, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Official Plan Amendment 119 requires approval from the Minister of Municipal Affairs and Housing. Pursuant to Section 17(36.4) of the Planning Act there is no appeal in respect of a decision of the approval authority if the approval authority is the Minister.

PRESENTATION OF PROPOSED OFFICIAL PLAN AMENDMENT

Chair Alls invited Sarah Wilhelm, Manager of Policy Planning to make a presentation about the proposed amendment. Ms. Wilhelm's presentation covered the following points:

- Purpose of meeting
- Provincial, County and local planning policy context
- Municipal Comprehensive Review context and work plan
- Purpose of Official Plan Amendment 119 (OPA 119)
- Complete communities, County structure and County growth structure
- Regionally significant economic development area (RSEDA)
- Re-designating Hamlet of Puslinch
- Other minor OPA 119 changes
- Future implementation matters, consultation to date and next steps

Presentation slides are available at www.wellington.ca/planwell.

PUBLIC INPUT

Janet Harrop had no comments to provide on the Amendment at this time.

Barclay Nap raised four main concerns:

1. The subjects being looked at in the Amendment that should be separated in two: part 1) the identification of the Hamlet of Puslinch and part 2) the identification of lands in the Township for future growth.
2. The economics being looked at in the Regionally Significant Economic Development Area (RSEDA) should include the current economic benefits of farm lands.
3. Large amounts of land included in the RSEDA.
4. Loss of food production lands which should not be simply viewed as empty space.

Neal DeRuyter, planning consultant representing Bryan's Farm Equipment in south Puslinch, indicated support for the proposed Hamlet of Puslinch. He requested that the proposed boundary be adjusted to include additional lands owned by his client to provide additional opportunity for expansion of the business.

Steven Pham, planning consultant for 492 Seventh Line in the Township of Guelph/Eramosa, requested expansion of the Rural Employment Area designation onto his client's lands. He also supports retention of policies in the Official Plan allowing for expansion of Rural Employment Areas.

Jeffrey Wilker, legal representative for George Good in northern Puslinch, advised of his client's active development applications for a 22 lot expansion to the existing Audrey Meadows subdivision. His opinion is that this would be an infilling and rounding out of an existing rural settlement area.

He urged the Committee to review his various written submissions detailing his client's concerns regarding this Amendment. He expressed his client's objections to the County's Municipal Comprehensive Review process and to deleting existing Official Plan policy 6.4.7 dealing with rural settlements.

He recommended that the County either defer OPA 119; delete part 6, number 29 from OPA 119; or recognize his client's proposal within OPA 119.

Linda Barkovsky support the comments offered by Mr. Nap. She expressed her concerns with the impact of additional industrial development on water supply.

Councillor Lloyd noted receiving letters about the amount of land needed to expand settlement areas (approximately 1,200 ac, 1,000 ac of which is in the Centre Wellington Area) and the impact on prime agricultural land. She noted this is a big concern for the agricultural community.

Councillor Lloyd also asked (1) Whether heritage matters are guided by local municipalities or is it something the County Official Plan deals with? and (2) Does the County Official Plan have heritage areas outlined that can or cannot be intensified for housing?

Sarah Wilhelm advised that the Township of Centre Wellington has its own Official Plan and the heritage area overlays are identified within it and clarified that the County looks to the local municipalities to largely deal with heritage matters. Centre Wellington has a heritage planner on staff, a local heritage committee and maintains the heritage register. There are also heritage policies in the County Official Plan.

Bill Sims noted that the OPA 119 maps do not show any of the ANSIs (Areas of Natural and Scientific Interest) in the area under review in Puslinch and that these areas should be protected.

Aldo Salis clarified that OPA 119 does not remove any ANSIs and these features will need to be considered if and when the Township proceeds with the review of the study area.

CLOSING

There being no further comments or questions from the public, Chair Alls encouraged those in attendance to put their comments in writing to record their interest in the matter and/or request a notice of decision.

Chair Alls thanked everyone for attending the meeting and declared the public meeting closed at 11:36 am.

Appendix C

Summary of Comments and Responses

Table C1	MUNICIPAL Comment and Response Table
Table C2	INDIGENOUS COMMUNITY Comment and Response Table
Table C3	AGENCY Comment and Response Table
Table C4	PUBLIC AND STAKEHOLDER Comment and Response Table (none received for Erin or Mapleton)
Table C4.1	COUNTY-WIDE
Table C4.2	CENTRE WELLINGTON
Table C4.3	GUELPH/ERAMOSA
Table C4.4	MINTO
Table C4.5	PUSLINCH
Table C4.6	WELLINGTON NORTH

Appendix C

Table C1 MUNICIPAL Comment and Response Table
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
<p>MINTO Council Reports and Recommendations: December 7, 2021 & February 15, 2022 MUN</p>	<p>Council comments of December 7, 2021:</p> <ul style="list-style-type: none"> • That Minto Council oppose removal of section 6.4.7 from the County Official Plan so that existing rural settlements remain recognized as provided for in Provincial Policy and the Growth Plan so that minor infilling and rounding out is permitted under specific conditions. • That Minto Council re-iterate the need for: <ol style="list-style-type: none"> 1. clear policies in the comprehensive review around urban boundary expansions up to 40 ha and where there is no net increase in land supply to encourage flexibility, reduce boundary rigidity and to increase land development opportunity; 2. policy to allow urban areas to be expanded, outside the comprehensive review, where population and employment targets are exceeded, including re-allocation of surplus growth from municipalities not meeting targets. <p>Council comments of February 15, 2022:</p> <ul style="list-style-type: none"> • That Council encourage the County to retain Section 6.4.7 of the Official Plan with clarifying policy. 	<p>County staff responded to the December 7, 2021 Town of Minto comments in a letter of February 4, 2022. As part of that correspondence staff committed to review policy 6.4.7 to see if it could be modified to allow it to be retained in the Official Plan.</p> <p>As a result, changes are recommended to OPA 119 to retain a modified version of section 6.4.7 under the secondary agricultural area designation to be named “rural clusters”.</p> <p>See report for additional detail.</p>

Table C2 **INDIGENOUS COMMUNITY Comment and Response Table**
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Saugeen Ojibway Nation November 4, 2021 OPA119-001I	The Saugeen Ojibway Nation’s Environment Office does not have the resources to engage in consultation on this project. If anything of archaeological interest is revealed on site, please contact the SON Environment immediately.	OPA 119 does not require an archaeological assessment, however, this comment is noted for future phases of MCR technical work.

Table C3 **AGENCY Comment and Response Table**
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Conservation Halton November 15, 2021 OPA119-001C	No comments on OPA 119. Will focus feedback on any amendments to natural hazard, source protection, water resource and natural heritage system policies, etc.	Comments noted. No changes to OPA 119 requested.
Saugeen Conservation November 30, 2021 February 2, 2022 OPA119-002C	SVCA finds the changes to the general working and schedules of the Official Plan to be acceptable	No changes to OPA 119 requested.
Hamilton Conservation Authority December 7, 2021 OPA119-003C	HCA staff are not supportive of removal of Regionally Significant Economic Development Area (RSEDA) from the Greenbelt Plan. Request to be advised of any proposal related to Greenbelt Plan in this regard. If OPA 119 is approved, request that the HCA be circulated with the proposed terms of reference for the study area work and to be circulated with any associated environmental studies.	Comments noted. No changes to OPA 119 recommended.

Table C3 **AGENCY Comment and Response Table (continued)**
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Upper Grand District School Board December 9, 2021 OPA119-002A	Do not object to the proposed OPA. County should encourage complete communities by including pedestrian connections (sidewalks, walkways or trails) to schools, particularly from higher density residential development.	No changes to OPA 119 recommended. These comments will be considered as part of the transportation component of the Official Plan Review. The transportation policy review will include development of active transportation policies and will be implemented through a future OPA/OPAs as part of the phased Official Plan Review.
City of Guelph December 10, 2021 OPA119-003A	Preliminary comments of concern with Regionally Significant Economic Development Study Area and request further consultation with the City (Water Services, Economic Development and Planning Services). Request revision to section 4.7.1 (Distinct Urban-Rural Boundary) to clarify that it applies to the City of Guelph.	County planning staff gave a presentation about OPA 119 and proposed growth allocations at a Guelph Water Supply Master Plan meeting on January 17, 2022. County planning staff also provided the presentation to City planning staff. City planning has made no further requests to meet or follow up comments. Changes to OPA 119 text recommended to clarify that section 4.7.1 applies to adjacent Cities.
Wellington Source Water Protection December 22, 2021 OPA119-005A	Provide detailed edits mostly related to defined terms and acronyms. Expect source protection and water related amendments will mostly occur in future OPAs as part of the County’s phased Official Plan Review.	These comments will be considered as part of the source water/water policy review. The source water/water policy review will include development of revised/ updated policies and will be implemented through a future OPA/OPAs as part of the phased Official Plan Review. Changes to OPA 119 text and mapping recommended to include the following: “Please note that the SPPs are amended from time to time and for up to date vulnerable area mapping the reader should consult the specific SPP.”

Table C4.1 COUNTY-WIDE PUBLIC Comment and Response Table
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Wellington Federation of Agriculture (WFA) December 9, 2021 OPA119-004A	<p>WFA emphasized the importance of agriculture and agriculture planning:</p> <ol style="list-style-type: none"> 1. Agriculture requires a systems approach to deal with complexity and work in an integrated manner, so that proposed solutions are fit for both the problem they address, and the main objectives being pursued for the system as a whole. 2. Developing a Regionally Significant Economic Development Area along the Highway 401 and 6 corridors cannot fragment farmland or take land out of agricultural production. 3. Maintain the County of Wellington “Agriculture First” principles that protect and support agricultural uses and normal farm practices. <p>WFA wishes to continue to collaborate with the County through the MCR process.</p>	<p>If approved by the Province, the policies for the study area include a requirement to incorporate an agricultural review.</p> <p>Staff is also in the early stages of the County-wide agricultural mapping and policy review component of the MCR and has retained Planscape Inc. to assist with this work.</p> <p>The County will continue to collaborate with the WFA through the MCR process, including the above matters.</p>

Table C4.2 CENTRE WELLINGTON PUBLIC Comment and Response Table
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Member of Public October 26, 2021 OPA119-001P	Concerned that the Official Plan/OPA 119 do not define and identify a County Growth Structure which respects and applies a Natural Heritage System. Draft OPA 119 do not include the term “natural heritage” or “natural heritage systems”. Requests that the County implement a Natural Heritage System together with consideration of policies and targets for growth/intensification through OPA 119.	No changes to OPA 119 recommended. See report for discussion. Also see comments under record OPA119-018P(A) and (B).
Paul Britton, MHBC November 9, 2021 OPA119-003P	Comments on behalf of Cachet Development Partners Inc. regarding lands located to the south of Sideroad 15, west of Gerrie Road, east of Irvine Road in the Township of Centre Wellington. Supportive of hierarchy of settlement areas and identification of Elora as a primary urban centre. Request that County consider deleting the words “build out and eventual” from “The build out and eventual expansion of primary urban centres is therefore a logical outcome of this policy direction....”	No changes to OPA 119 recommended. The text requested to be amended is part of the current section 4.8.1 official plan policies.
Member of Public February 9 & March 9, 2022 OPA119-018P(A)	Comments requesting revisions to OPA 119 to add new schedules to the County Official Plan to duplicate land use plans in the local Official Plan and identify significant cultural heritage landscapes (CHLs) which are not currently identified in the local Official Plan. Various other revisions are also requested, some of which seek to direct the Township to analyze intensification within the heritage area overlay/CHLs in the built-up areas of Fergus and Elora/Salem. Other comments propose restrictive policies for intensification.	No changes to OPA 119 recommended. The Township of Centre Wellington will determine next steps, priorities and approaches for significant cultural heritage resources in the municipality. The County has received no objections to the request for an alternative intensification target of 15% from any Member Municipalities.

Table C4.2 CENTRE WELLINGTON PUBLIC Comment and Response Table (continued)
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
<p>Member of Public February 1, 2 and 17, 2022 OPA119-018P(B)</p>	<p>Comments requesting the revisions to OPA 119 to add a study area for a regionally significant Centre Wellington heritage area and add Fergus and Elora heritage area overlays in Centre Wellington Official Plan to County Official Plan.</p> <p>Concerned that OPA 119 does not address climate change, change Greenlands features mapping or introduce a natural heritage systems approach and that intensification is being fast-tracked in Centre Wellington.</p>	<p>No changes to OPA 119 recommended.</p> <p>The Township of Centre Wellington will determine next steps, priorities and approaches for significant cultural heritage resources in the municipality.</p> <p>The County Official Plan has contained the minimum greenfield density target (40 persons and jobs per hectare) and minimum residential intensification target (20% within the built-up area) since 2009. OPA 119 does not propose to make changes to the targets for any of the municipalities in Wellington County. The County has requested an alternative intensification target of 15% on the basis of technical work completed by Watson & Associates. If approved by the Province, the reduced target will be implemented through a subsequent amendment to the Official Plan.</p> <p>Climate change and natural heritage features/system will be addressed as part of the municipal comprehensive review.</p>
<p>ACO Representative, Wellington Branch February 10, 2022 OPA119-032P</p>	<p>ACO Wellington Branch supports February 9, 2022 submission OPA119-018(A) requesting important revisions necessary in determining appropriate growth and intensification allocation targets for the Township of Centre Wellington.</p>	<p>See comments above under record OPA119-018P(A) and (B).</p>

Table C4.3 GUELPH/ERAMOSIA PUBLIC Comment and Response Table
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Cam Lang, BGS Homes November 11, 2021 OPA119-005P	5700 Wellington Road 86, Guelph/Eramosa Township Comments regarding their interest in the Ariss Valley Golf and Country Club. Noted that the Recreational designation which applies to the property in the current Official Plan does not appear on the land use schedule in OPA 119.	Recommend correction as suggested.
Caitlin Port, MHBC December 10, 2021 OPA119-013P	Comments on behalf of Barbara Deter regarding lands east of the Highway 124 Hamlet Area, Guelph/Eramosa Township. Request to expand the Highway 124 Hamlet Area or the Rural Employment Area along Highway 124 onto the site and nearby lands. Request to be updated on MCR process.	No changes to OPA 119 recommended. The proposal for this site has been filed as a Settlement Area Boundary expansion and Rural Employment Area expansion request, which will be considered as part of the future Phase 3 MCR technical work.
Andrew Walker, GWD December 10, 2021 July 15, 2021 May 12, 2021 OPA119-022P	8531 Highway 7, Guelph/Eramosa Township Comments on behalf of Bala Balasingham (owner). Request to expand Rockwood to include property. Request to be notified.	No changes to OPA 119 recommended. The proposal for this site has been filed as a Settlement Area Boundary expansion request, which will be considered as part of the future Phase 3 technical work.
Kevin Bechard, Weston Consulting December 3, 2021 OPA119-011P	4952 Seventh Line, Guelph/Eramosa Township Comments on behalf of Amrinder Mangat (prospective owner). Request to expand a Rural Employment Area onto the site and nearby lands.	No changes to OPA 119 recommended. The proposal for this site has been filed as a Rural Employment Area expansion request, which will be considered as part of the future Phase 3 MCR technical work.

Table C4.4 **MINTO Comment and Response Table**
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Steve Wever, GSP December 10, 2021 OPA119-015P	41 Park Street, Clifford, Town of Minto Comments on behalf of prospective owners (Landscouts Investments and Cachet Developments) regarding property at 41 Park Street, partially within the Clifford urban centre. Request to (1) re-designate lands from Future Development to Residential; and (2) expand the Clifford boundary and re-designate the balance of the lands for residential use.	No changes to OPA 119 recommended. The proposal for this site has been filed as a Settlement Area Boundary expansion request, which will be considered as part of the future Phase 3 MCR technical work.
Member of Public December 15, 2021 OPA119-020P	Information requests were not related to OPA 119	No changes to OPA 119 requested.

Table C4.5 PUSLINCH PUBLIC Comment and Response Table
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Neal DeRuyter, MHBC November 5, 2021 OPA119-002P	Comments on behalf of CBM Aggregates raising concerns with the proposed Regionally Significant Economic Development Study Area policy 9.8.4 which states that the policy allows for other uses “based on need”. Request that the County clarify that the area may also be considered for aggregate uses and/or remove the needs test as it relates to mineral aggregate operations.	No changes to OPA 119 recommended. It is already clear that this is the case as PPS section 2.5.2.1 states that “Demonstration of need for <i>mineral aggregate resources</i>shall not be required...”.
Neal DeRuyter, MHBC November 15, 2021 OPA119-004P	4058 Highway 6, Township of Puslinch Comments on behalf of Bryan’s Farm and Industrial Supply (1649511 Ontario Inc.). Supports the identification of the Hamlet of Puslinch but asks for consideration of expanding the proposed boundary to include additional adjacent lands owned by Bryan’s Farm and Industrial Supply.	Recommend change as suggested. See report for discussion.
Member of Public November 16, 2021 OPA119-006P	Has multiple concerns with the Regionally Significant Economic Development Study Area and boundary across from Sideroad 20 N on the west side of the Hanlon Expressway, including: <ul style="list-style-type: none"> • Disruption to rural lifestyle • Source water protection area • Prime agricultural and candidate areas • Multiple wetlands Mid-block exchange will already increase traffic, noise, reduce agricultural footprint, impact wetlands and reduce rural lifestyle.	No changes to OPA 119 recommended. These comments will be considered as part of the subsequent Regionally Significant Economic Development Area study.
Member of Public November 29, 2021 OPA119-009P	Request that OPA 119 be refused.	No changes to OPA 119 recommended.

Table C4.5 PUSLINCH PUBLIC Comment and Response Table (continued)
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Member of Public December 8, 2021 OPA119-012P	Comments raise concerns with the proposed Regionally Significant Economic Development Study Area: <ul style="list-style-type: none"> • Much of the area is agricultural land which provides many important functions • Puslinch does not offer the type of affordable housing that new workers drawn to the area would need • Increased traffic/pollution, need for road maintenance • Removal of aggregate before potential development • Direct and indirect impacts on agriculture • Impact on natural heritage features Highway 6 restructuring will create some constrained triangular areas that should be looked at as part of the study.	No changes to OPA 119 recommended. These comments will be considered as part of the subsequent Regionally Significant Economic Development Area study.
Dave Bouck, Meran Holdings December 10, 2021 February 9, 2022 OPA119-016P(A)	Part of Lot 27, Gore Concession, Township of Puslinch Comments requesting modifications to OPA 119 to provide for more growth opportunities, particularly in Puslinch. Do not support the restructuring proposal (particularly the removal of limited growth for rural settlements). Supports the establishment of the Regionally Significant Economic Development Area and the re-establishment of the Hamlet of Puslinch. Request that limit of proposed Hamlet be extended to include northern field of lands identified as Part of Lot 27, Gore Concession.	No changes to limit of proposed Hamlet of Puslinch recommended. See report for discussion. See Table C1 (municipal comment and response table) and report discussion of revisions to section 6.4.7 (rural settlements).

Table C4.5 PUSLINCH PUBLIC Comment and Response Table (continued)
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Dave Bouck, DRS Inc. December 10, 2021 February 9, 2022 OPA119-016P(B)	Part of Lot 31, Concession 7, Township of Puslinch Comments support inclusion of lands within Regionally Significant Economic Development Study Area but recommend including a mix of employment and residential uses, and a modest expansion to Morriston. Do not support eliminating limited growth opportunities for rural settlements.	The proposed policies for the Regionally Significant Economic Development Study Area provide for consideration of other uses based on need, in addition to employment uses. The proposal for this site has also been filed as a Settlement Area Boundary Expansion request, which will be considered as part of the future Phase 3 MCR technical work. See Table C1 (municipal comment and response table) and report discussion of revisions to section 6.4.7 (rural settlements).
Jeffrey Wilker, Thomson Rogers January 28, 2022 December 10, 2021 June 23, 2021 OPA119-017P	Part of Lots 17, 18 and 19, Concession 8, Township of Puslinch Comments on behalf of Audrey Meadows Ltd. raise the following: <ul style="list-style-type: none"> • Ad hoc planning for the municipal comprehensive review • Oppose deletion of policy 6.4.7 for rural settlements and inappropriate reliance on severances • Admission by staff that proposal creates a shortfall in Puslinch • Proposed historic hamlet of Puslinch has significant challenges • Request OPA 119 be amended to include proposal for property 	The County's Official Plan Review has met and exceeded the public consultation requirements of the Planning Act. No changes recommended to OPA 119 for this property. See Table C1 (municipal comment and response table) and report discussion of revisions to section 6.4.7 (rural settlements).

Table C4.5 PUSLINCH PUBLIC Comment and Response Table (continued)
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Eric Davis, Miller Thomson December 23, 2021 OPA119-019P	NE Part of Lot 30, Concession 7, Township of Puslinch Comments on behalf of George Ochrym, Jan Iwaniura and 848838 Ontario Inc. Request that property remain in the proposed Regionally Significant Economic Development Study Area so that their client can take part in the pending evaluation of future land use options.	No changes to OPA 119 requested.
Tony Vaccarello, Commercial Focus Realty Inc. January 25, 2022 OPA119-024P	3989 Highway 6, Township of Puslinch Questions about zoning review for Highway 6 properties and hamlet boundaries.	No changes to OPA 119 requested.
Member of Public January 26, 2022 OPA119-025P	4238 Concession 7, Township of Puslinch Comments requesting that the boundaries of ANSIs (Areas of Natural and Scientific Interest) be shown on notice maps and future drawings for discussion or study purposes.	There are no changes to ANSIs identified in the current Official Plan through OPA 119. The study for the Regionally Significant Economic Development Area will include an environmental review.
Members of Public January 30, 2022 OPA119-026P	4020 Maddaugh Road, Township of Puslinch Comments requesting information about the Hamlet of Puslinch.	Staff provided additional information as requested and no further comments received.
Member of Public February 1, 2022 OPA119-028P	West side of Sideroad 20 N, Township of Puslinch Has multiple concerns with the Regionally Significant Economic Development Study Area and boundary across from Sideroad 20 N on the west side of the Hanlon Expressway, including: destruction of agricultural land, disruption to wildlife and habitat, maintaining rural lifestyle. Even close to Highway 6 would cause light and noise pollution	No changes to OPA 119 recommended. These comments will be considered as part of the subsequent study for the Regionally Significant Economic Development Area.

Table C4.5 PUSLINCH PUBLIC Comment and Response Table (continued)
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Member of Public February 8, 2022 OPA119-030P	4006 Highway 6, Township of Puslinch Comments in support of proposal to re-designate the Hamlet of Puslinch.	No changes to OPA 119 requested.
John Slood, John Slood Investments & Slood Construction Ltd. February 7, 2022 OPA119-031P	Part of Lots 7, 8 and 9, Concession 10, Township of Puslinch Proposal from 2006 to expand Arkell settlement area boundary for a 36 lot subdivision (subject to County Official Plan Amendment OP-2006-06 and Draft Plan of Subdivision 23T-06003, and Township Zoning By-law Amendment applications). Comments raise the following: <ul style="list-style-type: none"> • OPA does not address the needs of the Township and the residential construction businesses in the Township. • Request that the Arkell Settlement Area boundary be expanded to include their subdivision application lands. 	No changes to OPA 119 recommended. The proposal for this site has been filed as a Settlement Area Boundary expansion request, which will be considered as part of the future Phase 3 MCR technical work.
Member of Public February 13, 2022 OPA119-033P	7458 Fielding Lane, Township of Puslinch Comments raise the following: <ul style="list-style-type: none"> • Fully supportive of re-designation of Puslinch as a hamlet and in support of OPA 119. • Puslinch is the economic hub of Wellington County Proximity to Hwy 401, Hamilton, central location in province and a gateway from the 401 	No changes to OPA 119 requested.

Table C4.6 WELLINGTON NORTH PUBLIC Comment and Response Table
County Official Plan Amendment 119 – County Growth Structure

Name/Date/ID	Key Comments	Staff Response
Steve Wever, GSP December 10, 2021 OPA119-014P	<p>Comments on behalf of North Arthur Developments Inc. who has submitted a request for an employment area conversion through privately initiated development applications and as part of the MCR process. Seeking confirmation that:</p> <ul style="list-style-type: none"> • Employment Area designation is based on current Industrial designation of the area in the Official Plan; • OPA 119 is not intended to address employment area conversions • Recommended employment area conversions will be implemented through a subsequent OPA later in the MCR process • OPA does not impact client’s ongoing applications and MCR employment conversion request 	No changes to OPA 119 requested. Employment Area conversions are not part of OPA 119. They will be addressed as part of the Phase 2 MCR technical work and if recommended, will be implemented through a future OPA.
Member of Public February 3, 2022 OPA119-029P	Comments pertained to severance application B32/21 at Wells Street E and Wellington Road 14 and the MCR Phase 2 Land Needs Assessment.	No changes to OPA 119 recommended.



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5760-22

A By-Law to adopt Amendment No. 119 (County Growth Structure)
to the Official Plan of the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. That Amendment No. 119 (County Growth Structure) to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
2. That this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MAY 26, 2022.



A handwritten signature in black ink, appearing to read "K. Linton".

KELLY LINTON, WARDEN

A handwritten signature in blue ink, appearing to read "Donna Bryce".

DONNA BRYCE, COUNTY CLERK

**AMENDMENT NUMBER 119
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON**

**Council Adopted
May 26, 2022**

**COUNTY OF WELLINGTON
GENERAL AMENDMENT
(County Growth Structure)**

**AMENDMENT NUMBER 119
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed Amendment including the purpose, location, and background information, but does not form part of this Amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number 119.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Amendment is to revise the Plan to define and identify a County Growth Structure as a phase of the County's municipal comprehensive review.

LOCATION

The Amendment applies to the entire County of Wellington.

BASIS

In September 2019, County Council authorized the Planning and Development Department to proceed with the County Official Plan Review, which includes a municipal comprehensive review (MCR) component under the Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019 as amended). The Minister of Municipal Affairs and Housing has advised that municipalities may choose to use a phased approach, which includes more than one official plan amendment, to achieve conformity with the Growth Plan. The Growth Structure in this Amendment is based on the Draft Phase 1 MCR Report prepared by Watson & Associates in June 2021.

In May 2021, County Council authorized that a request be made to the Minister of Municipal Affairs and Housing to consider establishment of a Regionally Significant Economic Development Area in Puslinch along the Highway 401 and 6 corridors prior to finalization of a boundary for Greenbelt Plan expansion. The Amendment includes a related study area as part of the County Growth Structure and local policies. The Amendment also includes the identification of the historic Hamlet of Puslinch.

PUBLIC AND AGENCY INPUT

A Special Meeting of County Official was held in June 2021 for the Official Plan Review.

This Official Plan Amendment (OPA 119) has also been informed by the draft Phase 1 MCR Report: Urban Structure and Growth Allocations consultation which included:

- Technical Resource Team (TRT) meetings through 2021
- Ongoing discussions with staff of Provincial ministries
- Virtual Public Information Centre (PIC) to present Draft Phase 1 Report in June 2021
- Circulation of draft Phase 1 Report for comment from June to July 2021 to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Results of the PIC and circulation were documented in Planning Committee report PD2021-21

The direct consultation for Draft OPA 119 included:

- October 2021 Circulation to Ministry of Municipal Affairs and Housing

- November 2021 Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- January 31, 2022 statutory public open house for Draft OPA 119 with 58 attendees
- February 10, 2022 statutory public meeting for Draft OPA 119 with 31 attendees

In order to obtain public feedback, notification of engagement opportunities was provided through the project email list and website updates. Notice of the statutory special meeting of council, public open house and public meeting was provided in accordance with the Planning Act and advertised in the Wellington Advertiser. Meetings were held virtually due to COVID-19. We received and reviewed 43 written submissions.

SUMMARY OF KEY CHANGES PROPOSED

The components of the Amendment are of strategic importance to the successful implementation of a growth strategy which conforms with the Growth Plan. The County Growth Structure outlines where growth and development is to occur within Wellington to achieve the objectives, forecasts and targets required by Provincial policy.

The Amendment is comprised of the following key changes:

Complete Communities

- Add policies to support “complete communities” as a planning concept and objective of the Official Plan.

County Growth Structure

- Establish a revised hierarchy of settlement areas in the County based on servicing:
 1. Primary Urban Centres
 2. Secondary Urban Centres
 3. Hamlets
- Identify 12 primary urban centres with existing or planned municipal water and wastewater systems within the Urban System under the existing policy framework and confirm the boundaries of the delineated built-up areas and designated greenfield areas.
- Identify 2 secondary urban centres (Aberfoyle and Morriston) without municipal water and wastewater systems, move them to the Rural System and establish a corresponding policy framework.
- Identify urban employment areas in conformity with the Provincial Growth Plan.
- Identify a Regionally Significant Economic Development Study Area in Puslinch and a corresponding local policy.
- Continue to recognize existing hamlets, but move them to the Rural System.
- Define rural settlement areas, which are to include secondary urban centres and hamlets.
- Identify the historic Hamlet of Puslinch, a long standing small community in Puslinch with existing residential, institutional and commercial uses.
- Remove policies for undelineated rural settlement areas in the prime agricultural and secondary agricultural areas, and add a rural cluster policy for secondary agricultural areas.

Mapping Updates

- Introduce new mapping schedules to delineate the County Growth Structure.
- Update existing Land Use Schedules to reflect the new settlement area hierarchy, Hamlet of Puslinch and Regionally Significant Economic Development Study Area.

Technical and Housekeeping Changes

- Update terminology, update map and text formatting, add definitions, italicize defined terms, and make housekeeping revisions related to the above changes.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No 119 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

TABLE OF CONTENTS

1. THAT the Table of Contents is amended by removing “Schedules” and replacing it with the following:

“SCHEDULES

COUNTY GROWTH STRUCTURE

Schedule A	COUNTY OF WELLINGTON
Schedule A1	CENTRE WELLINGTON
Schedule A2	ERIN
Schedule A3	GUELPH-ERAMOSA
Schedule A4	MAPLETON
Schedule A5	MINTO
Schedule A6	WELLINGTON NORTH
Schedule A7	PUSLINCH

LAND USE

Schedule B1	CENTRE WELLINGTON
Schedule B1-1	Wellington Place

Schedule B2	ERIN
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Schedule B3	GUELPH-ERAMOSA
Schedule B3-1	Rockwood

Schedule B4	MAPLETON
Schedule B4-1	Drayton
Schedule B4-2	Moorefield
Schedule B4-3	Wallenstein

Schedule B5	MINTO
Schedule B5-1	Clifford
Schedule B5-2	Harriston
Schedule B5-3	Palmerston

Schedule B6 WELLINGTON NORTH

Schedule B6-1 Mount Forest
 Schedule B6-2 Arthur

Schedule B7 PUSLINCH

Schedule B7-1 Aberfoyle
 Schedule B7-2 Morriston

WELL HEAD PROTECTION AREAS

Schedule C1 CENTRE WELLINGTON
 Schedule C2 ERIN
 Schedule C3 GUELPH/ERAMOSA
 Schedule C4 MAPLETON
 Schedule C5 MINTO
 Schedule C6 WELLINGTON NORTH
 Schedule C7 PUSLINCH

Schedule D MINERAL AGGREGATE RESOURCE OVERLAY**APPENDICES**

APPENDIX I - SOUTH WELLINGTON WATERSHED STUDY AREAS
 APPENDIX II - LICENCED AGGREGATE OPERATIONS
 APPENDIX III - PROVINCIALY SIGNIFICANT WETLANDS
 APPENDIX IV - SOURCE PROTECTION PLAN AREAS"

PART 2 – WELLINGTON’S PLANNING VISION

2. Section 2.1.1 Planning Concepts is amended by adding “complete communities” to the end of the bullet list.
3. Section 2.1.4 Healthy Communities is amended by deleting the fourth bullet and replacing it with the following:
 - “➤ make accessible employment, social, health, educational, recreational and transportation opportunities for people of all ages, abilities, and incomes.”
4. adding new 2.1.5 below and renumbering the subsequent section:

“2.1.5 Complete Communities
Complete communities are those which:

 - provide a diverse mix of land uses;
 - provide a diverse range and mix of housing options;
 - expand convenient access to a range of transportation options, *public service facilities*, open spaces, recreational facilities, and healthy, local, and affordable food options;

- provide for more *compact built form* and a vibrant public realm;
 - are age friendly.”
5. 2.2.7 is amended by inserting the term “complete communities” after the word “Develop”.
 6. Section 2.4 The Province is amended by removing the text “for the Greater Golden Horseshoe” where it immediately follows references to the Greenbelt Plan in the third paragraph.

PART 3 – WELLINGTON GROWTH STRATEGY

7. Section 3.1 General Strategy is amended by:
 - a) In the third paragraph:
 - i deleting the phrase “New multiple lots and units for residential development” and replacing it with the phrase “New multiple lots or units for residential development.”; and
 - ii deleting the phrase “Urban Centres and Hamlets” and replacing it with “primary urban centres, secondary urban centres and hamlets”;
 - b) in the numbered list with priorities for directing growth, item 1, adding the word “primary” before “urban centres”;
 - c) in the numbered list with priorities for directing growth, item 2, adding the word “primary” before “urban centres” and adding “secondary urban centres” after “urban centres”; and
 - d) After numbered list, item 3, adding the following:

“Schedules A and A1 through A7 delineate the County growth structure by identifying:

 - primary urban centres and the *designated greenfield areas, delineated built boundary* and *employment areas* within them
 - secondary urban centres and *employment areas* within them
 - a regionally significant economic development study area
 - rural employment areas
 - hamlets
 - Greenbelt Area

Primary urban centres and secondary urban centres collectively are sometimes referred to as “urban areas” and “urban centres” throughout this Plan.”

8. Section 3.2 Projected Growth, second paragraph, is amended by:
- a) in the first sentence, deleting the phrase “14 urban centres” and replacing it with “12 primary urban centres”; and
 - b) in the second sentence, adding the phrase “2 secondary urban centres,” before the word “hamlets”.
9. Section 3.3 Guiding Growth is amended by:
- a) in the second bullet, adding the following phrase “to support the achievement of *complete communities* through a more *compact built form*,” to the end of the sentence;
 - b) in the third bullet, deleting the words “urban areas” and replacing it with “primary and secondary urban centres”;
 - c) in the fourth bullet, adding the word “primary” before the words “urban centre”;
 - d) in the fifth bullet, adding the phrase “primary and secondary” before the words “urban centres”;
 - e) in the sixth bullet, adding the word “limited” before the phrase “rural growth opportunities”;
 - f) in the tenth bullet, deleting the word “and”;
 - g) in the eleventh bullet, adding the word “and”; and
 - h) adding a new bullet
 - “> to support the achievement of *complete communities* in primary and secondary urban centres and hamlets.”
10. Section 3.5 Allocating Growth is amended by:
- a) in the second paragraph, removing the phrase “urban areas” in two places and replacing it with “primary urban centres”; and
 - b) removing the fifth paragraph, and replacing it with the following:

“Due to the difficulty in forecasting growth for small areas, secondary urban centres and hamlets are not assigned specific forecasts but are part of the residual municipal forecasts after primary urban centres are calculated.”

PART 4 – GENERAL COUNTY POLICIES

11. Section 4.2.2 Conversion is amended by in the first sentence:
- a) removing the phrase “Highway Commercial”;

- b) adding the phrase “identified on Schedule A” after the phrase “employment areas”; and
 - c) adding the phrase “and by amendment to this Plan” following “municipal comprehensive review”.
12. Section 4.2.3 Variety is amended by:
- a) in the second sentence, removing the phrase “urban areas” and replacing it with the phrase “primary urban centres”; and
 - b) in the second paragraph, removing the phrase “Urban System” and replacing it with the phrase “primary urban centres”.
13. Section 4.2.4 Urban Opportunities is amended by:
- a) Renaming the heading from “Urban Opportunities” to “Settlement Area Opportunities”; and
 - b) In the first sentence, removing the phrase “The Urban System is” and replacing it with “*Settlement areas* are”.
14. Section 4.2.6 Home Business is amended by, after the first sentence, adding the phrase “The opportunity to work from home will be encouraged”.
15. Section 4.3.3 Policy Direction is amended by adding to bullet (b):
- a) the word “municipal” before the phrase “comprehensive review”; and
 - b) removing the phrase “Section 4.8 Urban Expansion” and replacing it with “Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.”
16. Section 4.4.2 Variety is amended by adding, to the end of the paragraph, “New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.”
17. Section 4.4.3 Residential Intensification is amended by:
- a) in the first sentence, adding the word “primary” before the phrase “urban centres” and adding the phrase “secondary urban centres and” before the word “hamlet”;
 - b) in bullet (a) adding the word “designated” before the phrase “greenfield areas”;
 - c) in bullet (d) removing the phrase “urban centres” and replacing it with the phrase “primary and secondary urban centres”; and
 - d) adding the word “residential” before the word “intensification” in the first paragraph, in bullet (b), (d), (e), (g) and (h).

18. Section 4.4.4 Greenfield Housing is amended by:
- a) In the first sentence, deleting the phrase “greenfield areas” and replacing it with the phrase “*designated greenfield areas*”;
 - b) In bullet (b) deleting the word “greenfield” and replacing it with the phrase “*designated greenfield area*”;
 - c) In bullet (iv) deleting the word “Greenfield” and replacing it with the phrase “*designated greenfield areas*”.
19. Section 4.4.5 Affordable Housing is amended by, in the fourth paragraph, second sentence, removing the phrase “urban areas” and replacing it with “primary and secondary urban areas”.
20. Section 4.4.8 Special Needs and Seniors Housing is amended by, in the third sentence of the section, removing the phrase “urban areas” and replacing it with “primary and secondary urban centres”.
21. Section 4.7.1 Distinct Urban-Rural Boundary is amended deleting item a):
- “prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);”
- And replacing it with:
- “prohibits new development adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);”
22. Section 4.8 Urban Expansion is amended by re-titling to “Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets”;
23. Section 4.8.1 General is amended by deleting the paragraph
- “The County wishes to encourage growth to occur in urban centres and hamlets. The build out and eventual expansion of urban centres is therefore a logical outcome of this policy direction. Hamlets are expected to be built out with only modest expansions allowed.”
24. and replacing it with the following paragraph:
- “The County wishes to encourage growth to occur in primary urban centres, secondary urban centres and hamlets. The build out and eventual expansion of primary urban centres is therefore a logical outcome of this policy direction. Secondary urban centres and hamlets are expected to be built out with only modest expansions allowed.”

25. Section 4.8.2 Urban Centre Expansion Criteria is amended by:
- a) retitling to “Primary Urban Centre Expansion Criteria”;
 - b) in the first sentence, removing the phrase “Urban Centre” and replacing it with “primary urban centre”;
26. Section 4.8.3 Hamlet Expansion is amended by adding the phrase “and criteria” after “*municipal comprehensive review*” in the third sentence.
27. Section 4.8 Urban Expansion is amended by adding new 4.8.3 below and renumbering the subsequent section:

“4.8.3 Secondary Urban Centre Expansion

None of the secondary urban centres in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. The expansion must be based on a *municipal comprehensive review* and criteria as set out in Section 4.8.2.”

28. Section 4.9.4 Policy Direction is amended by correcting the fifth and sixth bullets from “a)” and “b)” to “e)” and “f)”.
29. Section 4.9.5.5 Source Protection Plan Specific Land Use Policies is amended by adding the following text after the section heading:

“Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP’s specific land use policies, the reader should consult the specific SPP.”

PART 6 – THE RURAL SYSTEM

30. Section 6.1 Defined is amended by adding the following bullets to the end of the list:

“> secondary urban centres
> hamlets”

31. Section 6.3 Planning Approach is amended by:
- a) In the sixth paragraph, removing the phrase “urban areas” and replacing it with “of primary and secondary urban centres”; and
 - b) adding the following to the end of the section:

“Some urban areas within Wellington without central sewer and water systems are recognized on Schedule A as secondary urban centres due to the prominent role they play as a focus for growth and community functions in their municipalities. Greenlands within secondary urban centres may be identified on separate land use schedules on Schedule B based on the extent of the greenland features and the scale of mapping. The greenland policies will continue to fully apply.

Hamlets are the smaller urban places in Wellington which do not have central sewer and water systems. Hamlets are expected to eventually build out on existing designated lands, while growth beyond their current boundaries will be limited.”

32. Section 6.4.7 Rural Settlements is deleted in its entirety and subsequent sections renumbered.
33. Section 6.5 Secondary Agricultural Areas is amended by adding the following section and renumbering subsequent sections:

“6.5.4 Rural Clusters

Rural clusters are long-established small groups of housing with occasional commercial, industrial or institutional uses located in the Secondary Agricultural Area designation. These areas are not designated on Schedule “A” or “B” and are not expected to grow but they may be recognized in the zoning by-law. New lots may only be allowed in rural clusters in accordance with section 10.4.

As part of a municipal comprehensive review, the County will assess the impact of constraints such as the Provincial Agricultural Land Base, Natural Heritage System and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.”

34. Section 6.6.1 Mineral Aggregate Resource Overlay, second paragraph, final sentence is amended by removing the term “urban centres” and replacing it with “primary urban centres, secondary urban centres”.
35. Section 6.7.8 Golf Courses, is amended by deleting the phrase “new multi lot or multi unit residential development is” and replacing it with “new multiple lots or units for residential development area;”
36. Section 6.8.2 Permitted Uses, third paragraph is amended by removing the phrase “urban centres” and replacing it with “primary and secondary urban centres”.
37. 6.8.4 New Locations is amended by removing the phrase “urban centres” and replacing it with “primary urban centres, secondary urban centres” in item a) and c).
38. Part 6 The Rural System is amended by adding the following:

“6.10 SECONDARY URBAN CENTRES

6.10.1 Defined

Settlement areas without municipal sewage services and municipal water services may be recognized as secondary urban centres due to the prominent role they play as a focus for a mix of land uses, growth and community functions in their municipalities.

6.10.2 Permitted Uses

Secondary urban centres are expected to provide a range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where appropriate services are provided.

More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in secondary urban centres.

6.10.3 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

6.10.4 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for secondary urban centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

6.10.5 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on a secondary urban centre, it may require an impact assessment as set out in the general policy section of this Plan.

6.10.6 Residential Uses

Secondary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including *affordable* housing.

In Wellington, the single detached residence will continue to be the dominant use of urban lands however, other forms of housing at densities appropriate to the servicing and the nature of the community may also be encouraged.

An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Additionally, bed and breakfast establishments will be encouraged within single detached dwellings where adequate services and parking are available.

6.10.7 “Main Street”

"Main Street" is also an appropriate area for mixed use in small towns. Strong "main street" commercial areas are supported. *Public service facilities* are often complementary to commercial uses, and planning policies will support residential uses above or to the rear of street level commercial uses.

6.10.8 Other Commercial Uses

Other commercial uses will be required in secondary urban centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the “main street” area and convenience commercial uses to serve neighbourhood needs.

6.10.9 Transition Areas

Many “main streets” have nearby areas undergoing change. These areas are often in transition from single detached residential to a mixture of commercial, multi-unit residential and institutional uses. Providing adequate parking is often a challenge in these areas. These areas may be recognized in official plan policies and zoning by-laws for a mixture of uses including service commercial uses. They shall not be allowed to develop as retail areas unless an expansion of the “main street” area can be justified.

6.10.10 Industrial Development

Secondary urban centres are expected to contribute to the supply of industrial land by designating and zoning industrial areas well in advance of development.

6.10.11 Institutional

Secondary urban centres will be the prime location for institutional uses servicing Wellington such as schools, churches, government offices, specialized housing and child care facilities.

Many institutional uses can be integrated into residential and commercial areas. Some large institutions may have such a *significant* impact that a specific land use designation in the official plan is required.

6.10.12 Parks and Open Space

Secondary urban centres shall provide adequate parks and open space areas to serve their population and may provide recreational opportunities for a larger regional population.

Parks and open space areas may be located in or adjacent to greenland areas depending on impacts and opportunities.

6.10.13 Greenlands System

The Greenland System policies established in this Plan apply within secondary urban centres. More detailed policies may be developed for secondary urban centres, particularly where urban development is adjacent to Greenland System areas or where existing development has already occurred in or near Greenland System areas.

6.10.14 Urban Forests

Urban forests are made up of trees in a range of environments from downtowns to rural fringes, including: trees in planters on main streets; street trees; trees in yards; park trees; interspersed woodlots or hedgerows in greenfield areas; and trees in *hazardous lands*, *wetlands* and *significant woodlands* referred to above that are protected in the Greenlands System of this Plan.

Collectively, these trees make important economic, visual and environmental contributions to the quality of life in Wellington's secondary urban centres. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

6.11 HAMLETS

6.11.1 Permitted Uses

Development will be relatively small-scale given the rural context and level of service available in Hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety. An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan. A *garden suite* may also be permitted subject to the requirements of Section 4.4.7 of this Plan and in accordance with the temporary use provisions of the Planning Act, as amended.

Other uses including local commercial, small scale industrial, institutional and parks and open space may also be permitted where compatible and where adequate levels of service can be provided.

Zoning by-laws will identify areas for various uses and set regulations to govern their nature.

6.11.2 Servicing

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases appropriate siting standards must be met and road functions maintained.

6.11.3 Land Use Compatibility

In hamlets the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

6.11.4 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on a hamlet, it may require an impact assessment as set out in the general policy section of this Plan.

6.11.5 Urban Forests

Urban forests are made up of trees in a range of environments from downtowns to rural fringes, including: trees in planters on main streets; street trees; trees in yards; park trees; interspersed woodlots or hedgerows in greenfield areas; and trees in *hazardous lands*, *wetlands* and *significant woodlands* referred to above that are protected in the Greenlands System of this Plan.

Collectively, these trees make important economic, visual and environmental contributions to the quality of life in Wellington's hamlets. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy."

PART 7 – THE URBAN SYSTEM

39. Section 7.1 Defined is amended by deleting and replacing the bulleted list with the following:
 - a) "➤ primary urban centres" and
 - b) To remove the phrase "The urban system is sometimes referred to as "urban areas"" and replace it with "Primary urban and secondary urban centres collectively are sometimes referred to as "urban areas"."
40. Section 7.2 Purpose, second paragraph, last sentence, is amended by adding the word "complete" after the word "healthy".
41. Section 7.3 Planning Approach is amended by:
 - a) deleting the first paragraph after bullet (b); and
 - b) deleting the second paragraph and replacing it with "Primary urban centre policies will be developed to recognize the larger urban places in Wellington which have existing or planned sewer and water services. These areas will be expected to provide the greatest opportunities for growth in Wellington."
42. Section 7.5 "Urban Centres" is retitled to "Primary Urban Centres".
43. Section 7.5.1 Permitted Uses is amended by:
 - a) In the first sentence, deleting the phrase "Urban Centres" and replacing it with "Primary urban centres"; and
 - b) In the final sentence, deleting the phrase "urban centres" and replacing it with "primary urban centres".
44. Section 7.5.3 Land Use Compatibility is amended by in the first sentence, deleting the phrase "Urban Centres" and replacing it with "primary urban centres".
45. Section 7.5.4 Impact Assessment is amended by deleting the phrase "an urban centre" and replacing it with "a primary urban centre".
46. Section 7.5.5 Residential Use is amended by removing the phrase "Urban centres" and replacing it with "Primary urban centres".
47. Section 7.5.6 "Main Street" is amended by after the first sentence, adding "Strong "main street" commercial areas are supported."

48. Section 7.5.7 Regional Retail Centre, first sentence, is amended by adding the phrase “in primary urban centres” after the word “allowed”.
49. Section 7.5.8 Other Commercial Uses is amended by removing the phrase “Urban Centres” and replacing it with “primary urban centres”.
50. Section 7.5.10 Industrial Development is amended by removing the phrase “urban centres” in the first and second sentences and replacing it with the phrase “primary urban centres”.
51. 7.5.11 Institutional is amended by removing the phrase “Urban centres” and replacing it with “Primary urban centres”.
52. 7.5.12 Parks and Open Space is amended by removing the phrase “Urban centres” and replacing it with “Primary urban centres”.
53. 7.5.13 Greenlands System is amended by removing the phrase “Urban Centres” and replacing it with the phrase “primary urban centres” in the first and second sentence.
54. Section 7.5.14 Urban Forests, second paragraph, first sentence, is amended deleting the phrase “small towns and hamlets” and replacing it with “primary urban centres.”
55. Part 7 The Urban System is amended by deleting section 7.4 Hamlets in its entirety and renumbering subsequent sections.

PART 8 – DETAILED URBAN CENTRE POLICIES

56. Part 8 Detailed Urban Centre Policies is amended by amending the heading to “Part 8 Detailed Primary and Secondary Urban Centre Policies”.
57. Part 8.1.1 Purpose is amended by adding the following sentence:

“Primary urban centres and secondary urban centres collectively are sometimes referred to as “urban areas” and “urban centres” throughout this Plan.”
58. Section 8.3.1 Overview is amended by removing the phrase “urban centres” and replacing it with “primary urban centres” in the first paragraph.
59. Section 8.8.2 Objectives is amended by adding the phrase “new and enhanced” after the phrase “to provide a variety of” to bullet (a).

PART 9 – LOCAL PLANNING POLICY

60. Section 9.8.3 Puslinch Industrial Policy is amended by changing the phrase “Rural Industrial” in bullet (a) and (b) to the phrase “Rural Employment”.
61. Section 9.8 Puslinch Local Policies is amended by adding the following the following new section 9.8.4 and renumbering subsequent sections:

“9.8.4 Regionally Significant Economic Development Study Area

Schedule A7 and B7 of this Plan designates a Regionally Significant Economic Development Study Area in Puslinch. This area includes lands to be considered for future employment uses and as appropriate, other uses based on need which are compatible with the surrounding area.

This area also includes lands which have been developed and/or are designated Rural Employment and form part of the Puslinch Economic Development Area (PA7-1). Other lands are licenced and active aggregate extraction operations.

The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County. Prior to initiation of the study, the Township and County shall prepare detailed terms of reference and, if necessary, make minor refinements to the Study Area limits. The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.”

62. Section 9.9 Greenbelt Policies (Erin and Puslinch) is amended to:
- a) italicize the phrase “rural settlements” to add reference to the newly defined term; and
 - b) remove the phrase “includes the Hillsburgh, Erin and Morriston Urban Centres and the Hamlet of Ballinafad” and replace it with “includes the Hillsburgh and Erin primary urban centres, Morriston secondary urban centre and hamlet of Ballinafad. In the Greenbelt only hamlets, not secondary urban centres, are considered *rural settlements*.”
63. Section 9.9.4 Agricultural System, Rural Area heading, first bullet is amended to remove the phrase “Urban Centre” and replace it with the phrase “Primary and secondary urban centre”.
64. Section 9.9.7 Settlement Areas, second paragraph is amended by removing the phrase “The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated Urban Centres of Hillsburgh, Erin and Morriston” and replacing it with:
- “The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston”.

PART 10 – CREATING NEW LOTS

65. Section 10.3.3 Agriculture-Related Uses is amended to remove the phrase “agricultural-related” and replace it with “agriculture-related”.
66. Section 10.4.4 Residential Lots, bullet (a) is amended to remove the phrase “Minimum Distance Separation requirements” and replace it with “*minimum distance separation formulae* requirements”.

67. Section 10.5 Other Rural System Lands is amended by:
- (a) adding the following new section and renumbering subsequent sections:

“10.5.1 Secondary Urban Centres and Hamlets
New lots may be created in Secondary Urban Centres and Hamlets provided that the land will be appropriately zoned.”;
 - (b) deleting section 10.5.3 Rural Settlements and 10.5.4 Highway Commercial Areas; and
 - (c) Under section 10.5.5 Rural Industrial Areas, amending the following:
 - i) Removing the section heading “Rural Industrial Areas” and replacing it with “Rural Employment Areas”; and
 - ii) Removing the phrase “Rural Industrial areas” and replacing it with “Rural Employment Areas”.
68. Section 10.6 Urban System is amended by:
- (a) deleting section 10.6.1 Hamlets and renumbering subsequent sections; and
 - (b) changing the name of section 10.6.2 from “Urban Centres” to “Primary Urban Centres” and removing the phrase “Urban Centres” and replacing it with “primary urban centres”.

PART 11 – ENVIRONMENTAL SERVICES

69. Section 11.2.4 Urban Centre Policies is amended:
- a) to retitle the section “Primary and Secondary Urban Centre Policies”; and
 - b) in the first sentence, remove the phrase “urban centres” and replace it with “primary and secondary urban centres”.
70. Section 11.2.6 Rural System Servicing is amended to remove the phrase “The following water and sewage policies apply in the rural system:” and replace it with the phrase “The following water and sewage policies apply in the rural system outside of secondary urban centres and hamlets:”.

PART 14 – INTERPRETATION

71. Part 14 Implementation is amended by adding the following section at the end:
- “14.5 DEFINED TERMS**
Italicized terms in this Plan are defined in the Definitions section. Defined terms are intended to capture both singular and plural forms of these terms. For other terms, the normal meaning of the word applies.”

PART 15 – DEFINITIONS

72. Part 15 Definitions “Built-up area” is amended by adding the following phrase at the end of the definition “which delineates the limits of the developed urban area for purposes of measuring the minimum intensification target in this Plan.
73. Part 15 Definitions “Settlement areas” is amended by removing the first sentence and replacing it with “means primary urban centres and *rural settlements* (secondary urban centres and hamlets) that are:”
74. Part 15 Definitions “Municipal comprehensive review” is amended by deleting the definition and replacing it with the following:
- “means a new official plan, or official plan amendment, initiated by the County that comprehensively applies the policies and schedules of this Plan.”
75. Part 15 Definitions is amended by adding the following:
- “Complete communities:**
Places such as mixed-use neighbourhoods that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age friendly and may take different shapes and forms appropriate to their contexts.”
- “New multiple lots or units for residential development:**
means the creation of more than three units or lots through either plan of subdivision, consent, or plan of condominium.”
- “Rural lands**
Means lands in the Rural System which are located outside of *rural settlement areas* and which are outside *prime agricultural areas*.”
- “Rural Settlements**
means secondary urban centres and hamlets serviced by individual private on-site water and/or private wastewater systems, which contain a limited amount of undeveloped lands that are designated for *development* and are subject to policies that limit growth. In the Greenbelt Plan Area, secondary urban centres are considered urban areas (towns and villages) and hamlets are considered *rural settlements*.”
76. Part 15 Definitions is amended by deleting the following:
- “Comprehensive review”**
- “New multi-lot or multi-unit residential development”**
77. Format changes throughout the Official Plan to delete all shaded call-out boxes as the text is reflected in the policies.

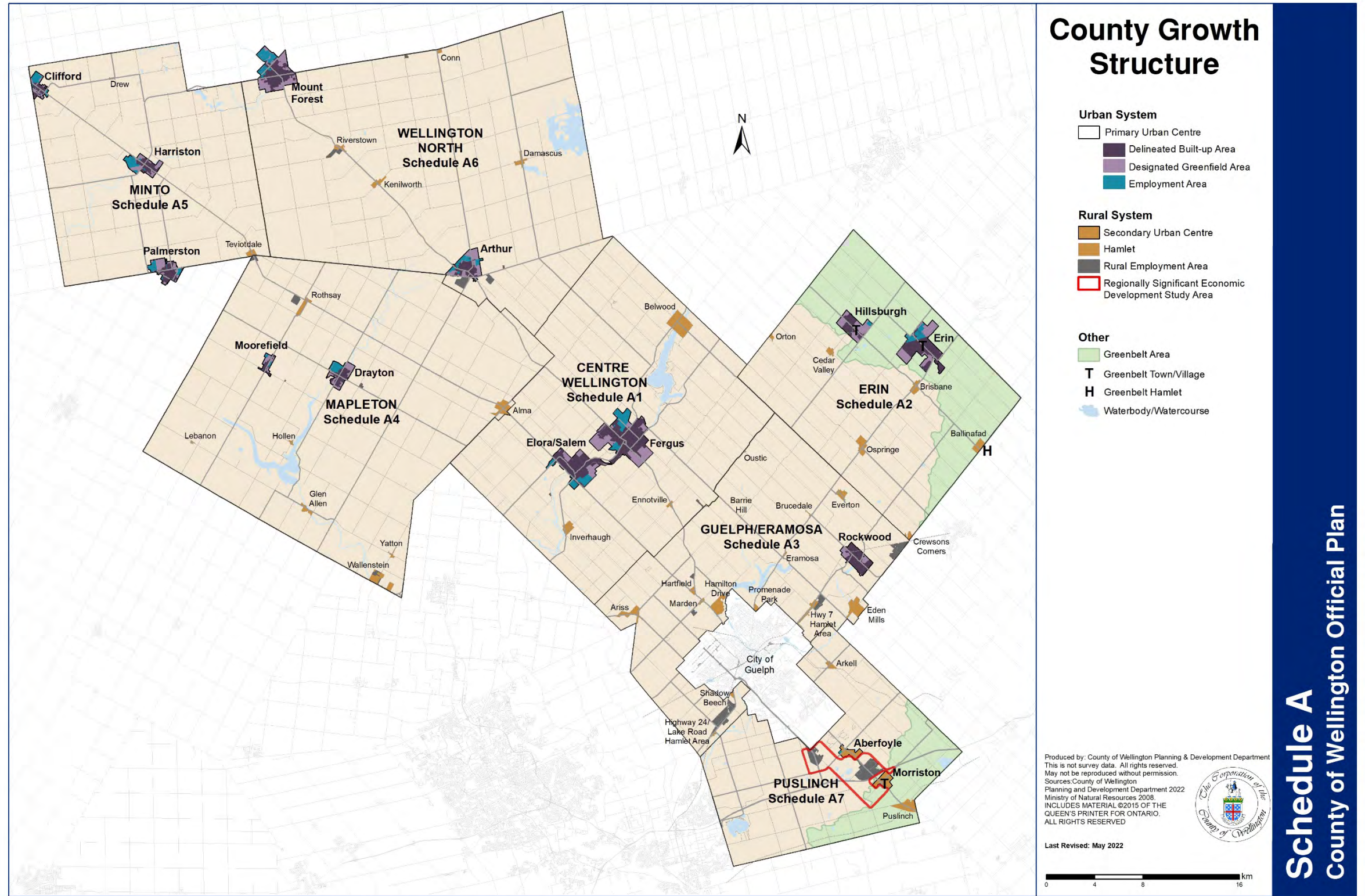
SCHEDULES

78. Index Map is amended to identify the Hamlet of Puslinch as shown on Schedule A-17 of this amendment.
79. New schedules are added as shown on Schedules A-1 through A-8 of this amendment and subsequent Schedules and text renumbered accordingly.
80. Schedule 'B' Land Use (formerly Schedule 'A') is amended as shown on Schedules A-9 through A-17 of this amendment.
81. That Schedule C1 through C7 (formerly Schedule B1 through B7) is amended by adding the following text:

"Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP's specific land use policies, the reader should consult the specific SPP."

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-1" OF OFFICIAL PLAN AMENDMENT NO. 119

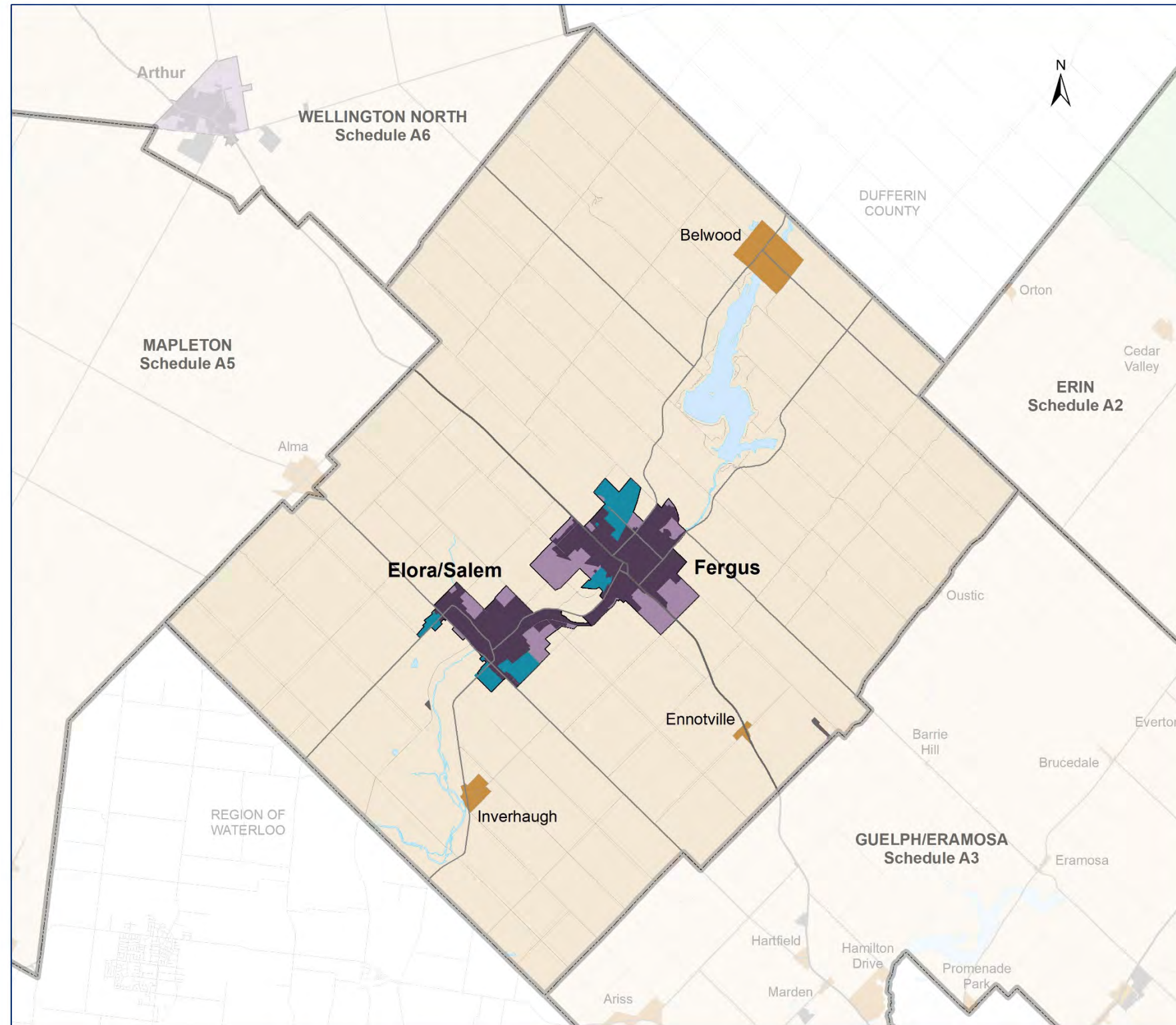


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Schedule A
County of Wellington Official Plan

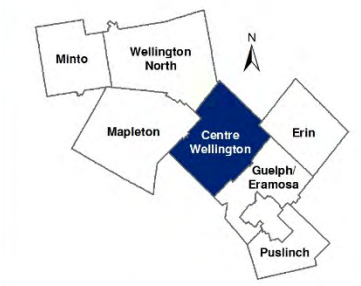
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-2" OF OFFICIAL PLAN AMENDMENT NO. 119




County Growth Structure CENTRE WELLINGTON

- Urban System**
 - Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
 - Hamlet
 - Rural Employment Area
- Other**
 - Waterbody/Watercourse



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Last Revised: May 2022



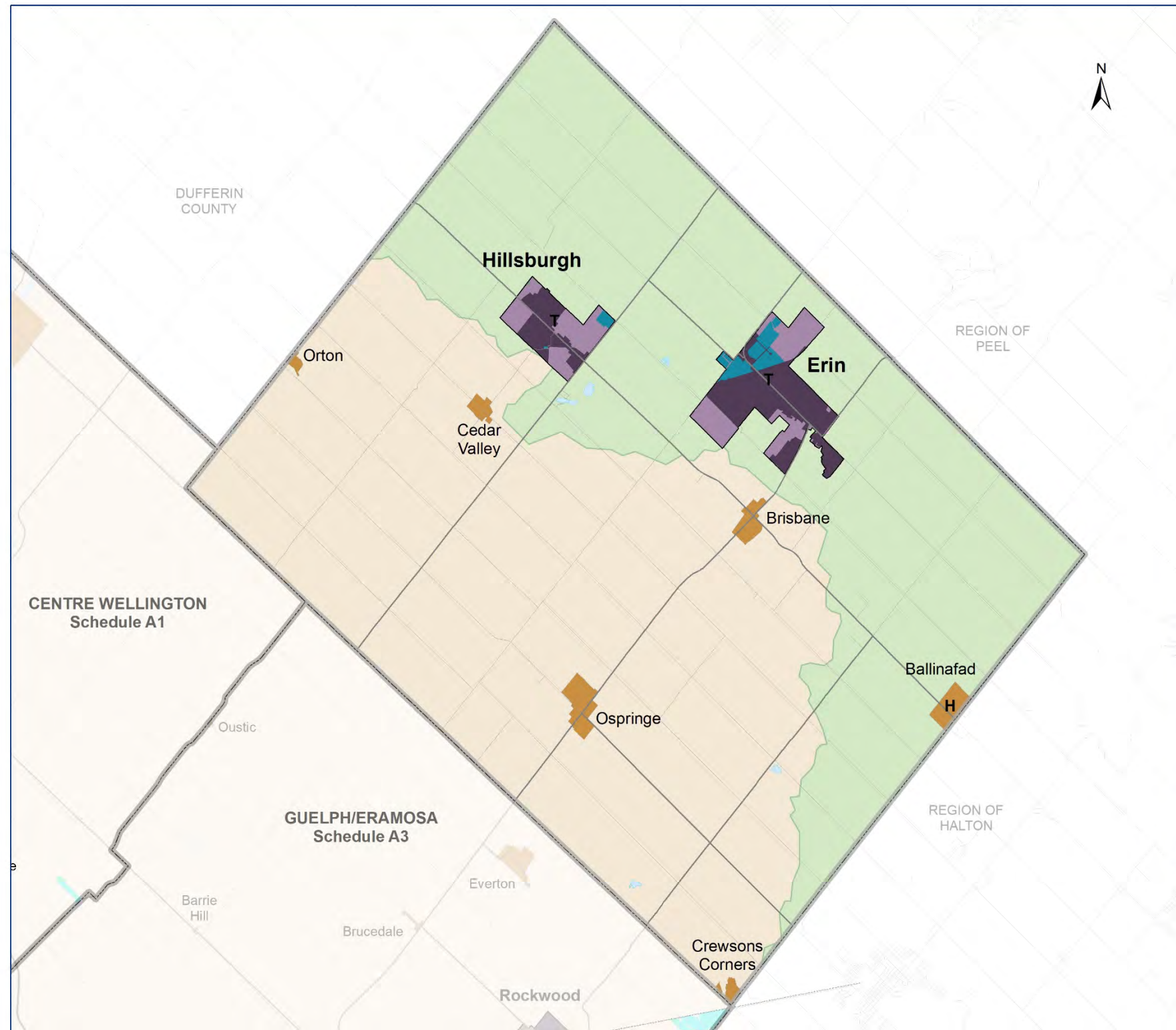
0 1.75 3.5 7 km

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Schedule A1 County of Wellington Official Plan

THE CORPORATION OF THE
COUNTY OF WELLINGTON

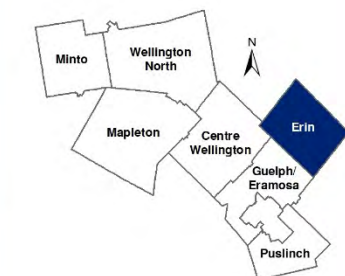
SCHEDULE "A-3"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



County Growth
Structure

ERIN

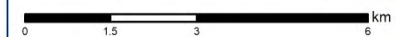
- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
- Other**
- Greenbelt Area
 - T Greenbelt Town/Village
 - H Greenbelt Hamlet
 - Waterbody/Watercourse



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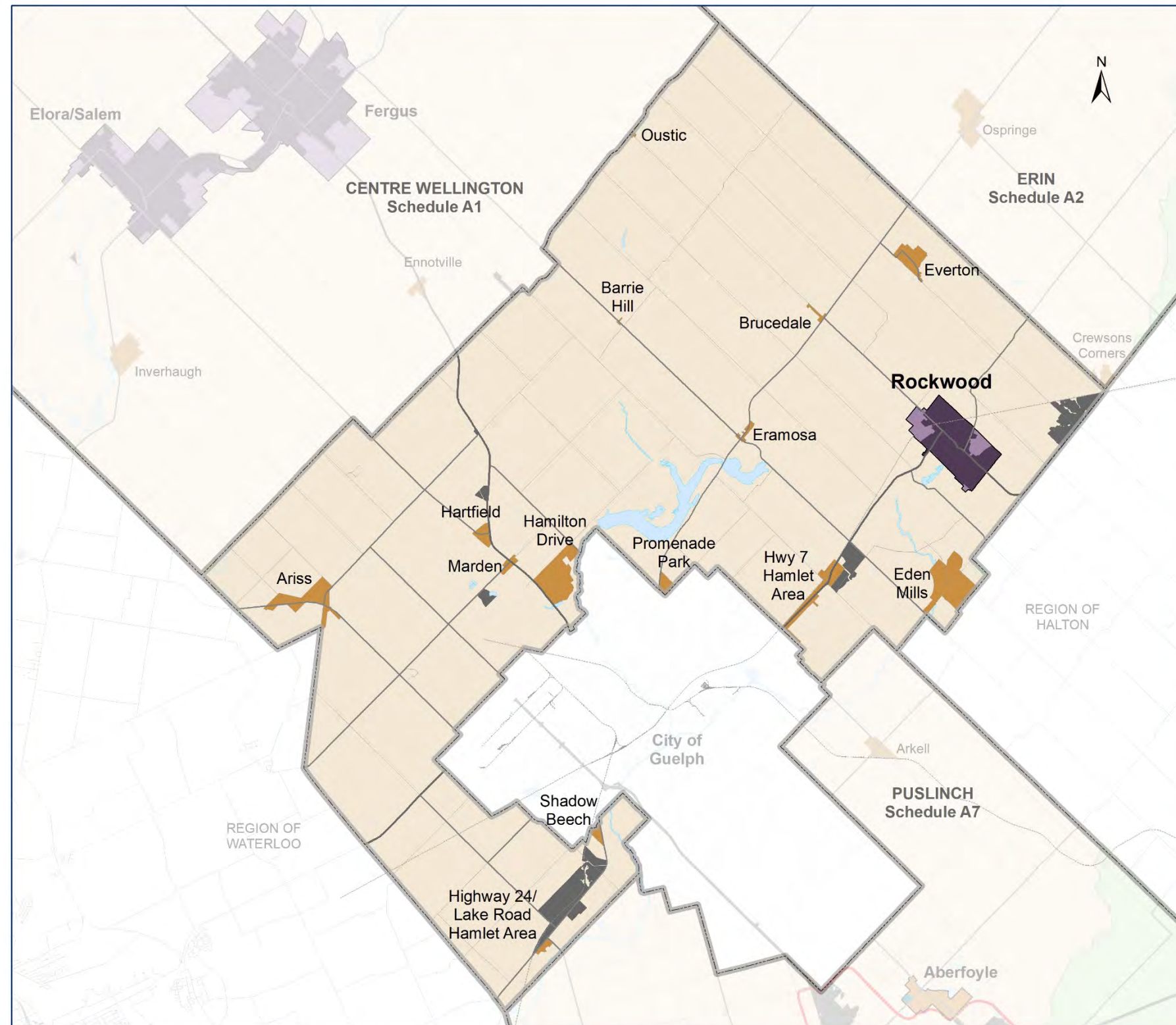
Last Revised: May 2022



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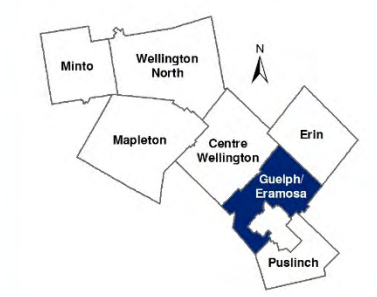
THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE "A-4"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



County Growth
Structure
GUELPH/ERAMOSIA

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse



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0 1.5 3 6 km

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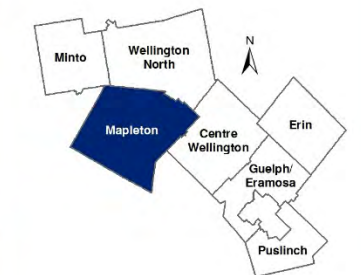
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-5" OF OFFICIAL PLAN AMENDMENT NO. 119



County Growth Structure MAPLETON

- Urban System**
 - Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
 - Hamlet
 - Rural Employment Area
- Other**
 - Waterbody/Watercourse



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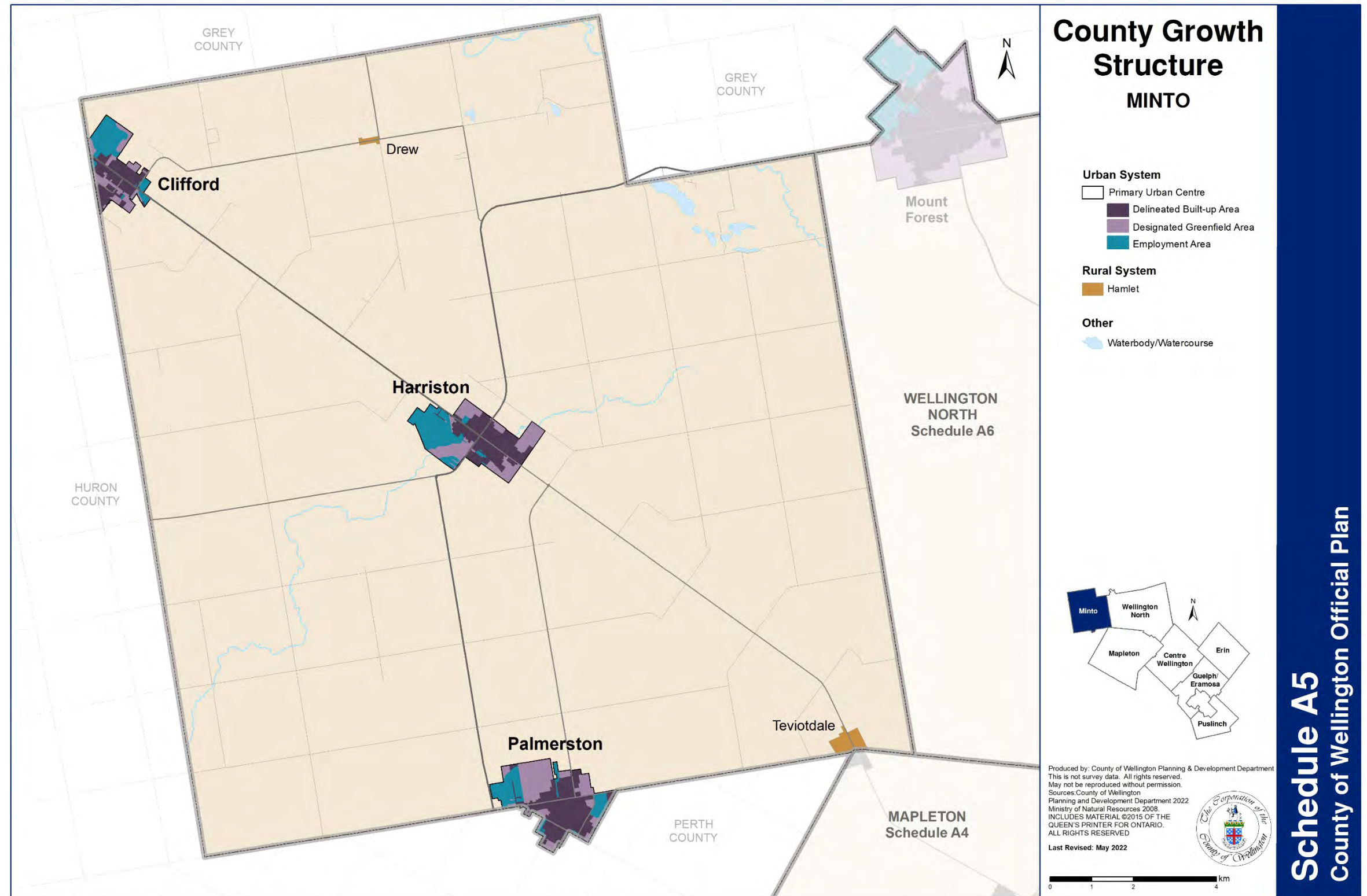


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Schedule A4
 County of Wellington Official Plan

THE CORPORATION OF THE
COUNTY OF WELLINGTON

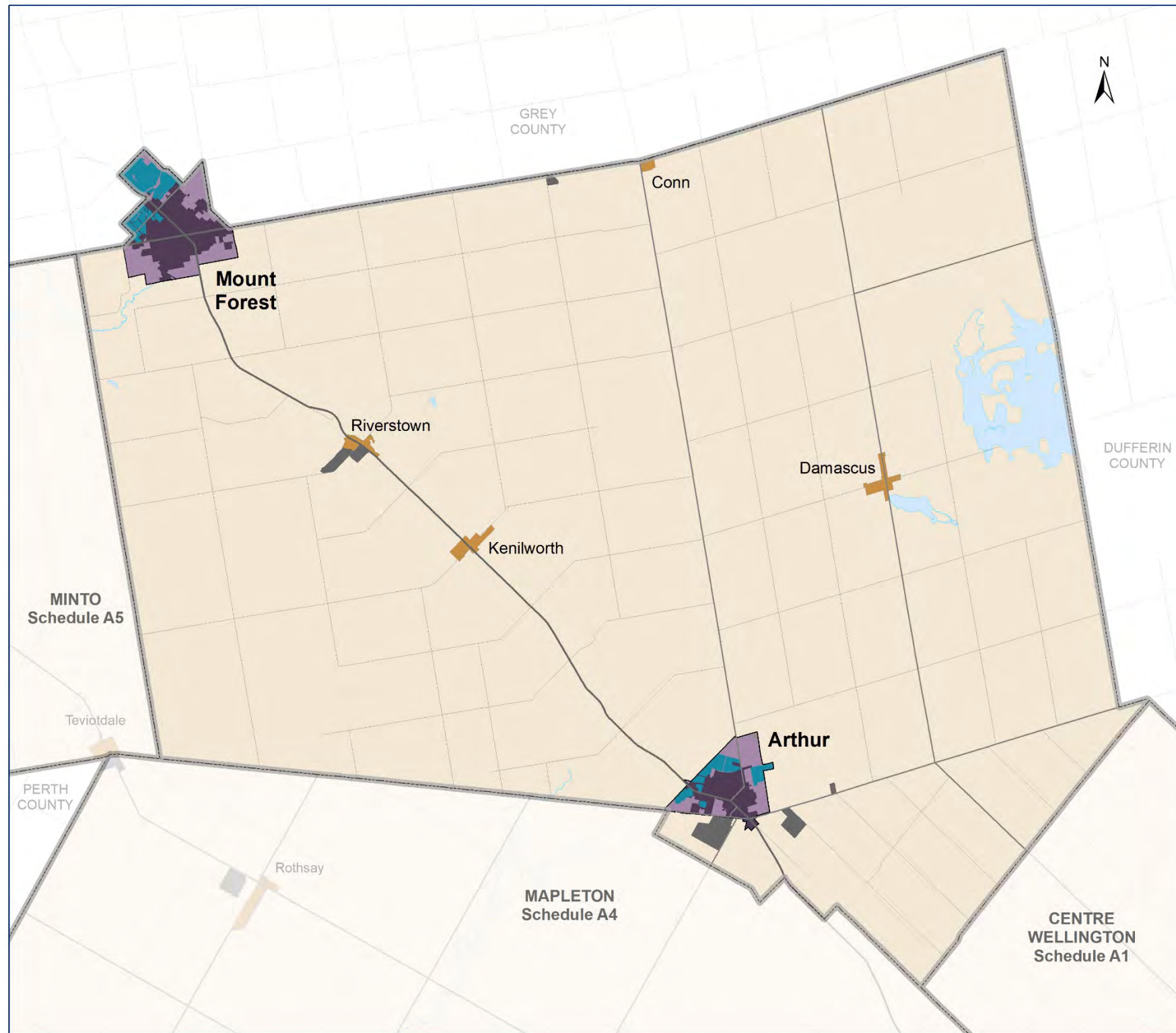
SCHEDULE "A-6"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



Schedule A5
County of Wellington Official Plan

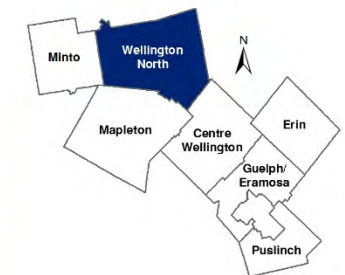
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SCHEDULE "A-7"
OF
OFFICIAL PLAN
AMENDMENT NO. 119

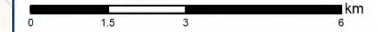


County Growth
Structure
WELLINGTON NORTH

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse



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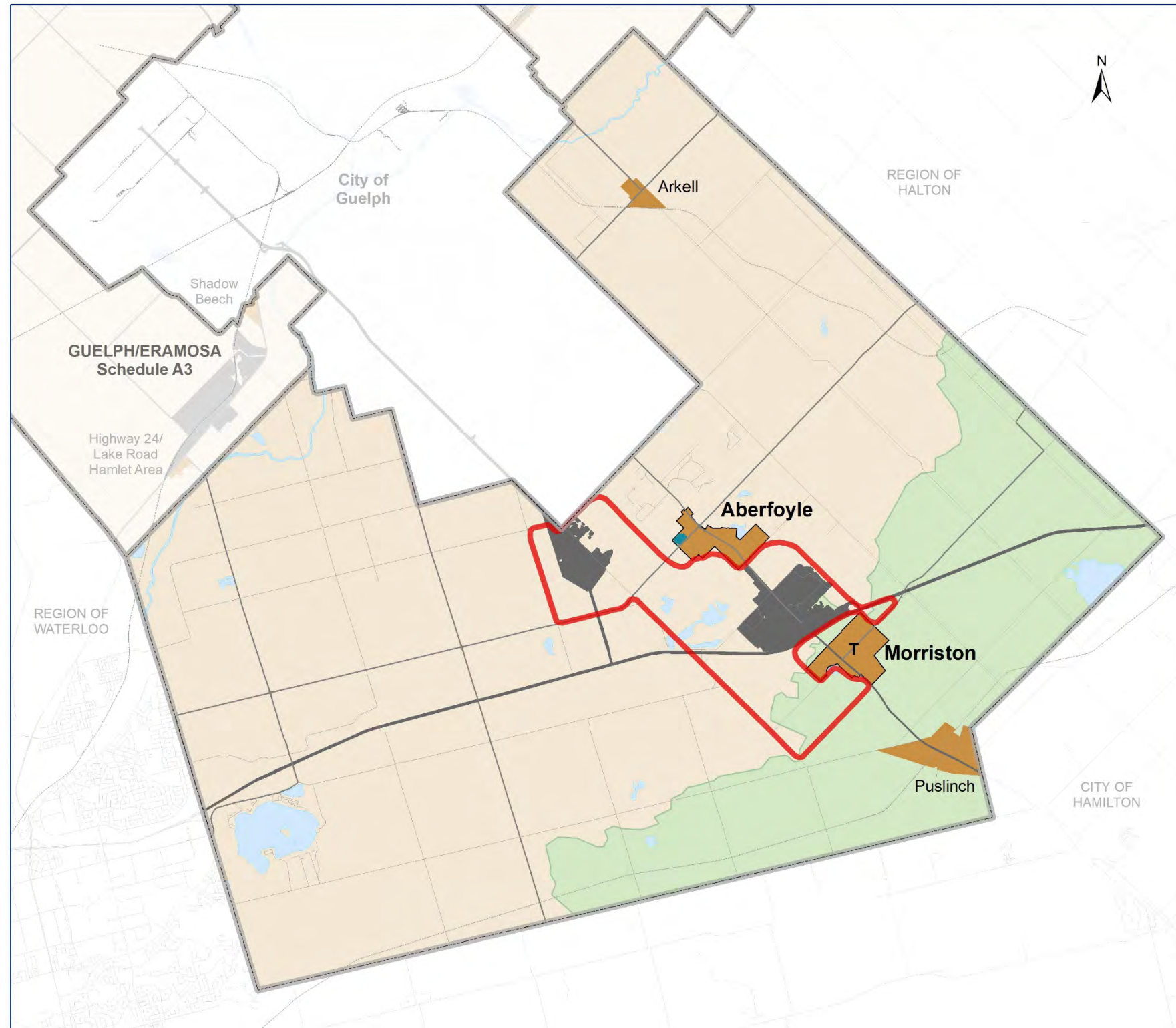


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Schedule A6
County of Wellington Official Plan

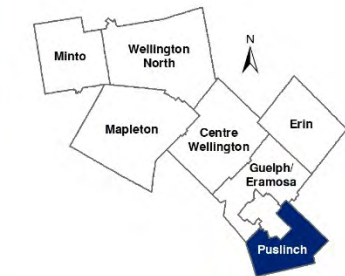
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-8" OF OFFICIAL PLAN AMENDMENT NO. 119



County Growth Structure PUSLINCH

- Rural System**
 - Secondary Urban Centre
 - Employment Area
 - Hamlet
 - Rural Employment Area
 - Regionally Significant Economic Development Study Area
- Other**
 - Greenbelt Area
 - Greenbelt Town/Village
 - Waterbody/Watercourse



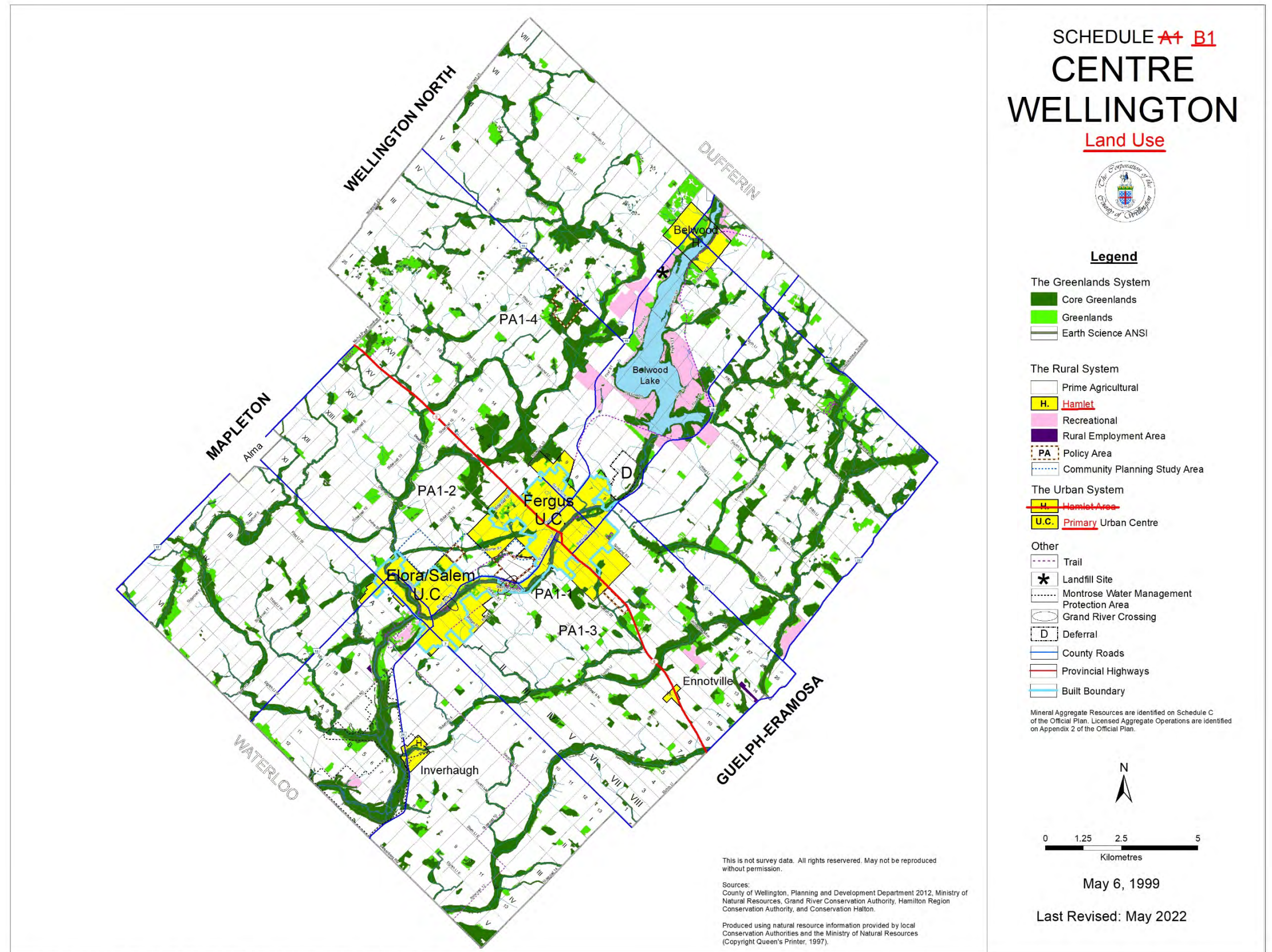
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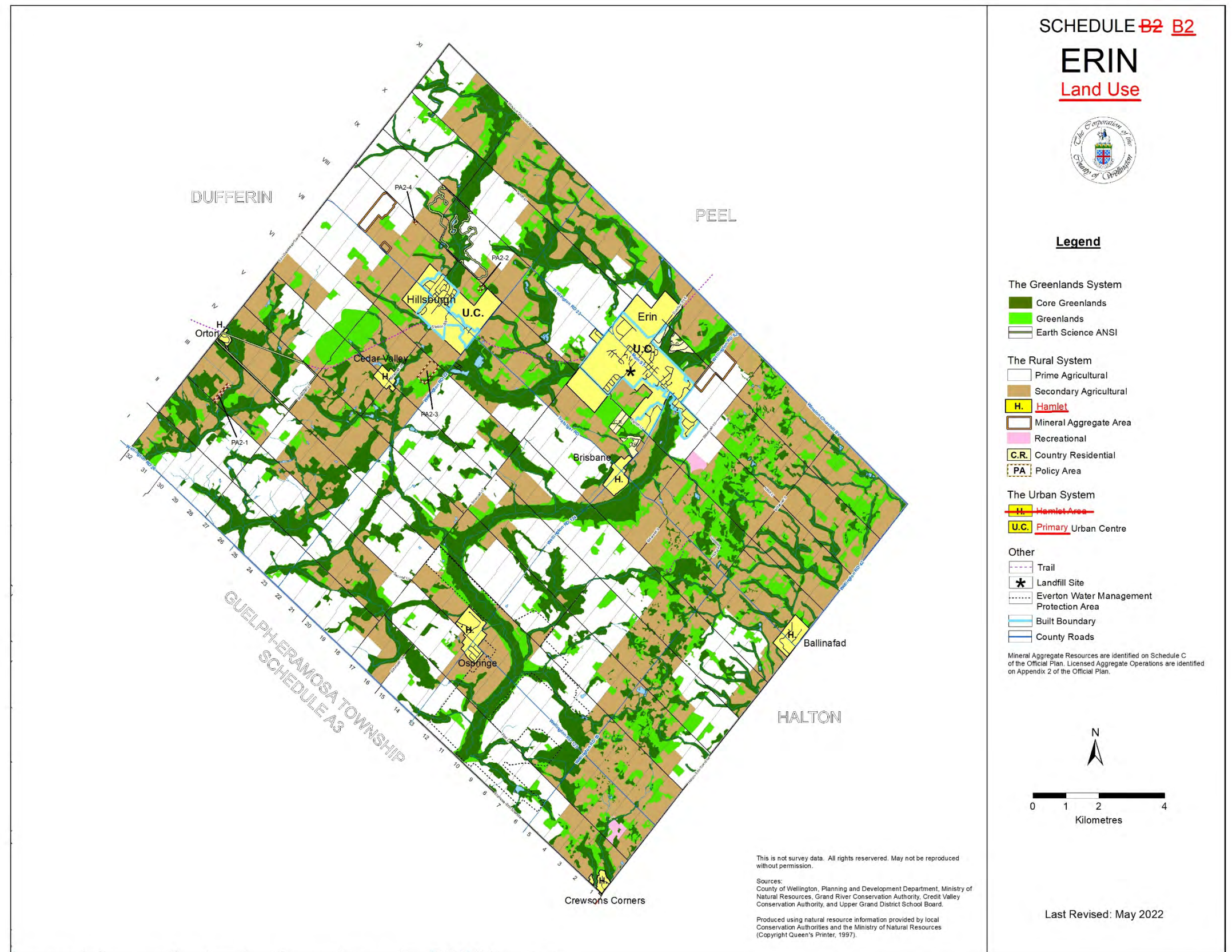
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SCHEDULE "A-9"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



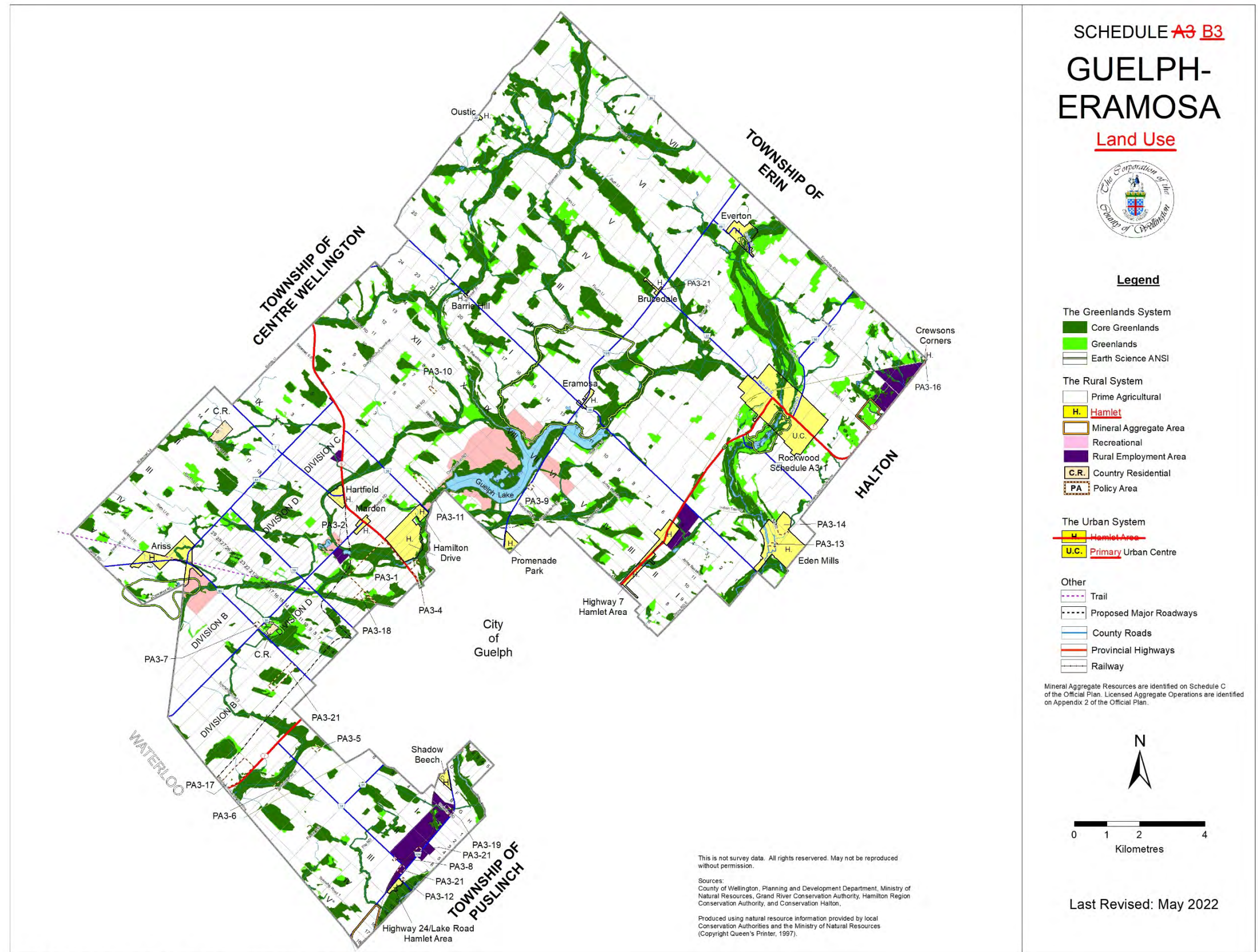
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SCHEDULE "A-10"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



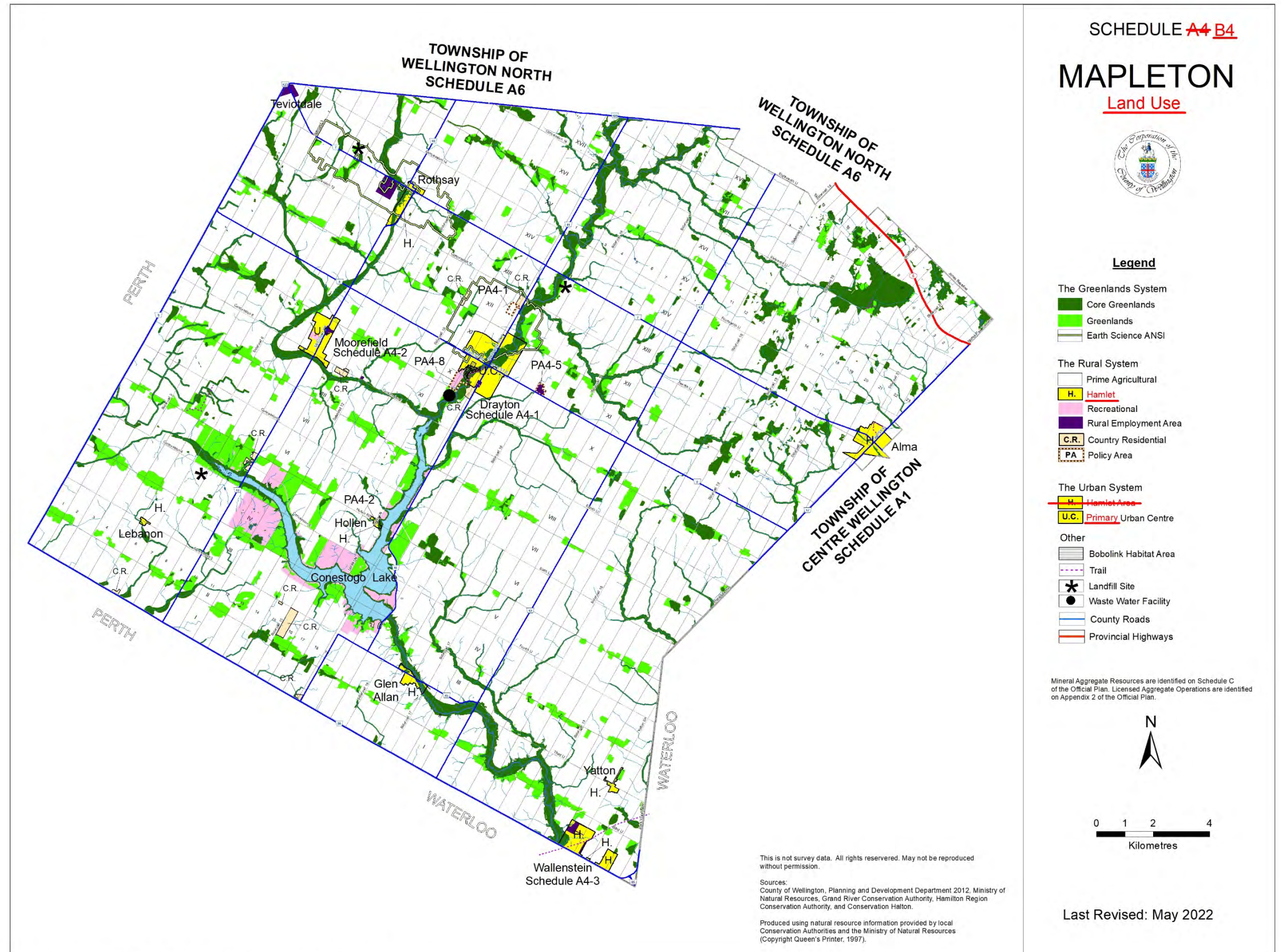
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SCHEDULE "A-11"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



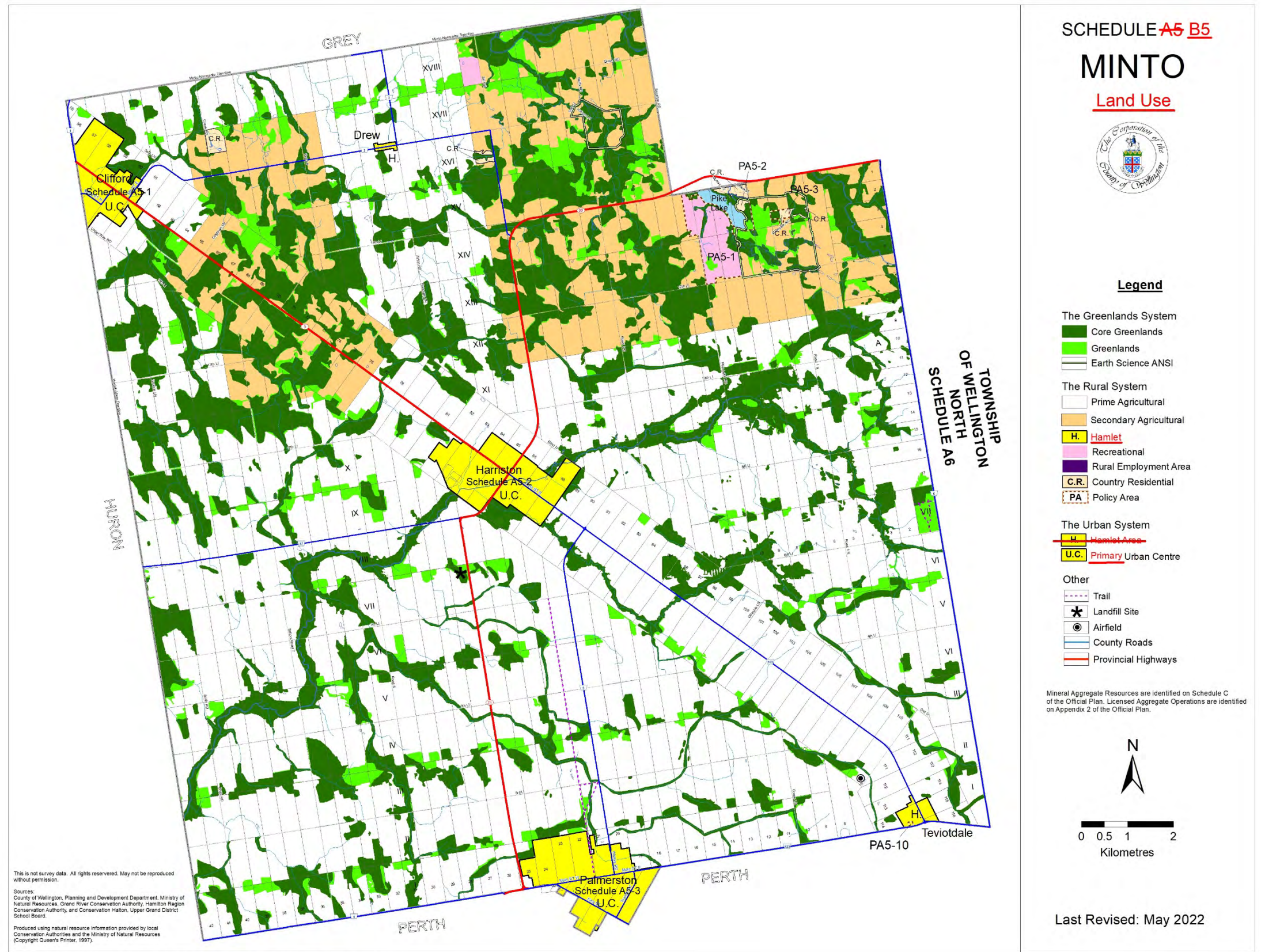
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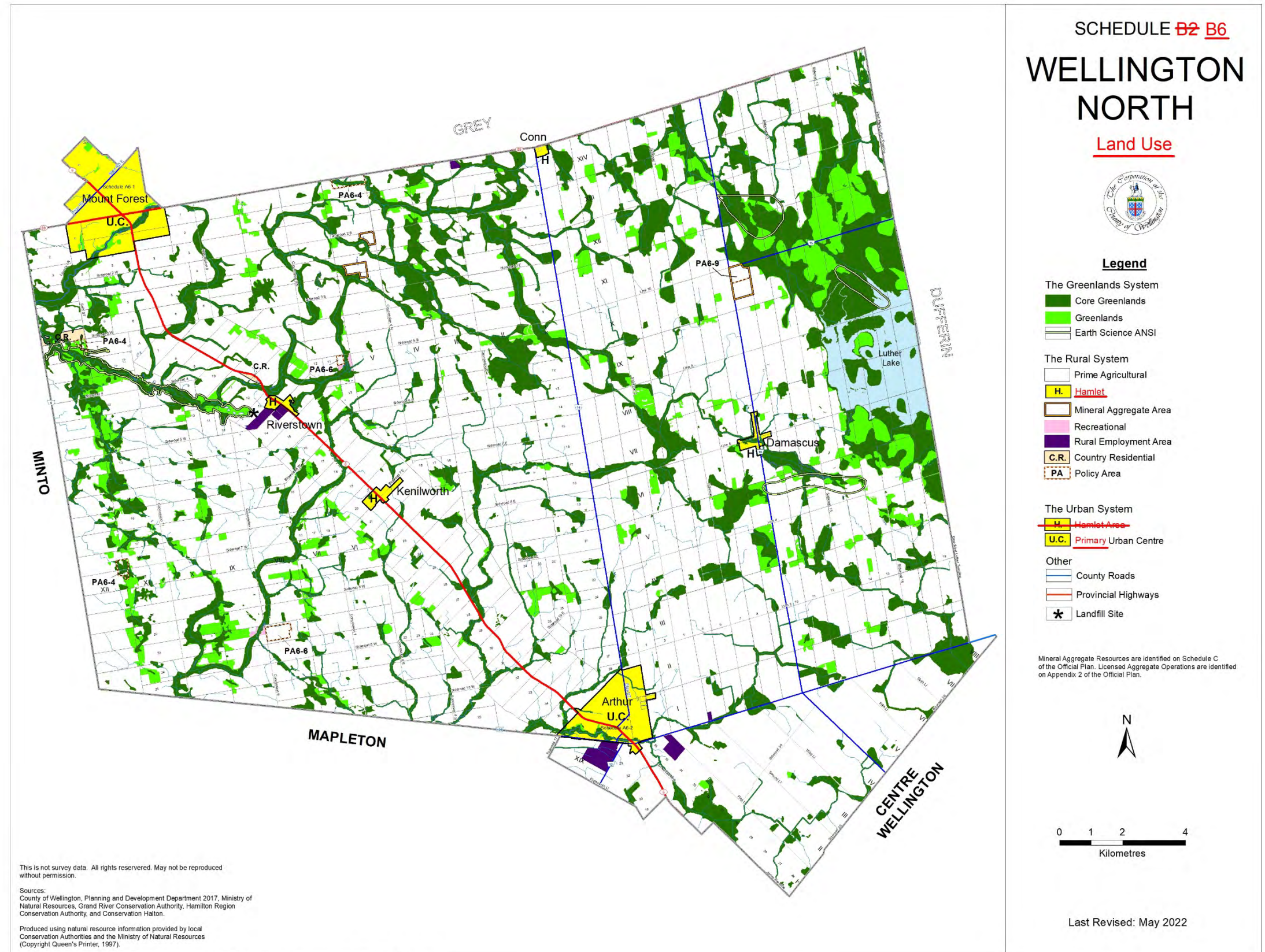
THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE "A-13"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE "A-14"
OF
OFFICIAL PLAN
AMENDMENT NO. 119



THE CORPORATION OF THE
COUNTY OF WELLINGTON

SCHEDULE "A-15"
OF
OFFICIAL PLAN
AMENDMENT NO. 119

Schedule **A7B7**
PUSLINCH
Land Use



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- U.C. Secondary Urban Centre**
- H. Hamlet**
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- Country Residential
- PA Policy Area**

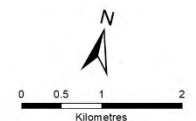
The Urban System

- H. Hamlet Area**
- U.C. Urban Centre**

Other

- Landfill Site
- Proposed Interchange
- Proposed Major Roadways
- County Roads
- Provincial Highways

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

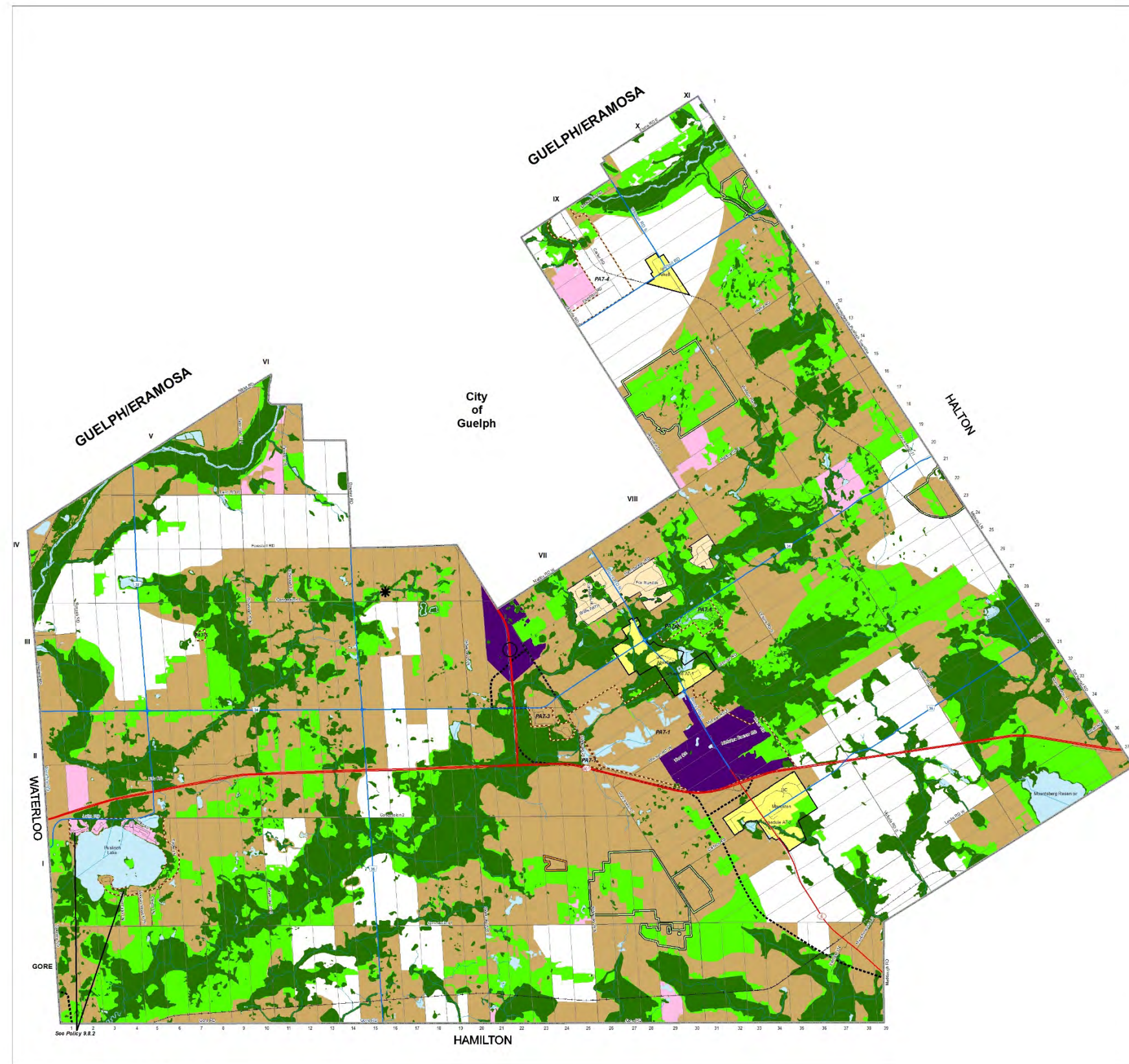


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Sources:
County of Wellington, Planning and Development Department, Ministry of Natural Resources, Grand River Conservation Authority, Hamilton Region Conservation Authority, and Conservation Halton.

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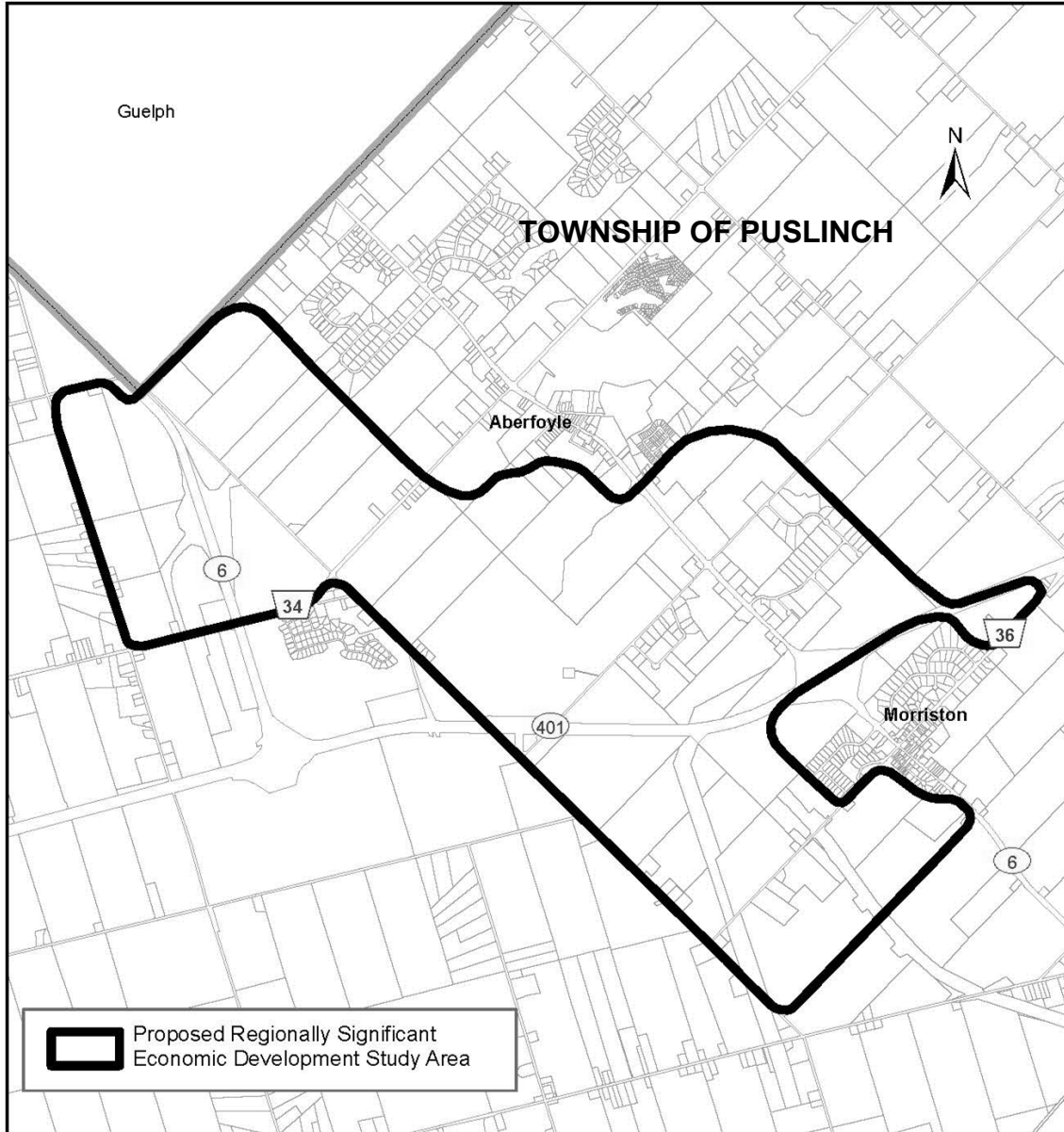
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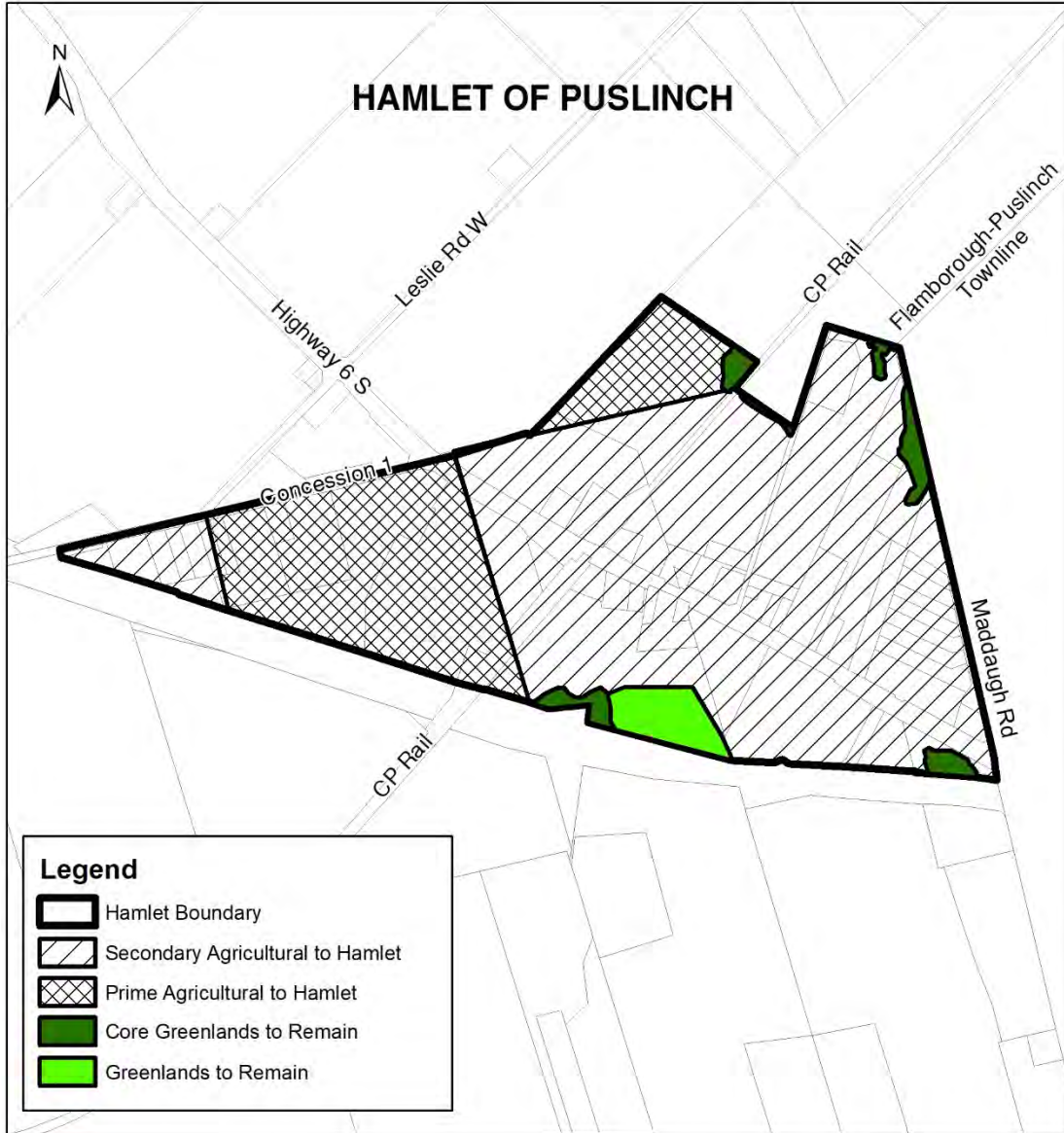
THE CORPORATION OF THE COUNTY OF WELLINGTON

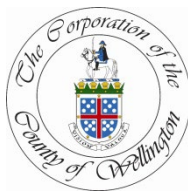
SCHEDULE "A-16"
OF
OFFICIAL PLAN AMENDMENT NO. 119



THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-17"
OF
OFFICIAL PLAN AMENDMENT NO. 119





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: May 31st, 2022
TO: Darren Jones, Acting C.A.O
 Township of Wellington North
FROM: Asavari Jadhav, Junior Planner
 Jessica Rahim, Senior Planner
 County of Wellington
SUBJECT: **391055 Grey Road 109, Mount Forest**
Removal of Holding (H) Provision

The Township has received a request to lift the Holding Provision (H) that applies to the subject property to facilitate the construction of a shop/office building.

The property is described as EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest. The subject land is approximately 19.9 ha (49.17 ac) in size and the location of the property is shown on the map below.

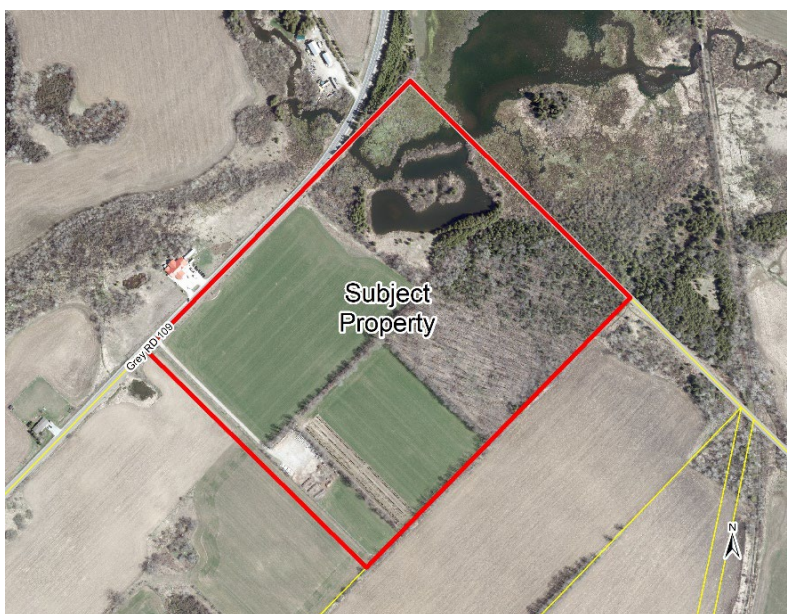


Figure 1: 2020 Air Photo

The Holding Symbol has been applied for the subject lands to provide Council with an opportunity to ensure that a satisfactory stormwater management plan has been completed in consultation with

the Saugeen Valley Conservation Authority (SVCA). Once the Holding Symbol has been removed, the regulations of the Industrial Site Specific (M1-24), and all other applicable regulations of the Township of Wellington North Zoning By-law 66-01, shall apply to the land subject of this amendment.

Comment:

In an email dated February 4th, 2022, from SVCA stated that “the proposed development is not located within any natural hazard area or the adjacent lands to any natural hazard area, therefore

PLANNING REPORT for the Township of Wellington North
 Robertson
 May 31st, 2022

no further SVCA review is required for the proposal. Furthermore, the SVCA indicated that “if stormwater management is to be reviewed, the SVCA will decline to review, and leave it up to the Township of Wellington North, if the structure or its outlet is outside of the SVCA approximate screening area.

Township Staff are satisfied with stormwater management for the site having reviewed the applicants submitted grading plan.

Draft By-law:

Planning Staff have prepared a draft By-law which removes the Holding Provision (H) from the portion of property where the new use will take place. The (H) will remain in place on the balance of the property. A draft By-law has been prepared and is attached as **Schedule A** to this report for Council’s consideration.

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



Asavari Jadhav
Junior Planner



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 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-3' of By-law 66-01 is amended by changing the zoning on a portion of the lands described as EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from **Holding Industrial Site Specific ((H)M1-24)** to **Industrial Site Specific (M1-24)**
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 take force and effect on the date of passing and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990.

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

DEPUTY CLERK

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

The property subject to the proposed amendment is described as EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest. The subject lands are vacant, approximately 19.9 ha (49.17 ac) in size and the lands subject of the amendment are currently zoned Holding Industrial Site Specific ((H)M1-24).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Holding Industrial Site Specific ((H)M1-24) to Industrial Site Specific (M1-24) to permit the construction of shop/office building.



Staff Report

To: Mayor and Members of Council Meeting of June 6, 2022
From: Tammy Pringle, Development Clerk
Subject: **DC 2022-016, CLAYTON ROBERTSON & ALISON ROBERTSON
SITE PLAN AGREEMENT, 391055 GREY ROAD 109, MOUNT FOREST**

RECOMMENDATION

THAT Council of the Township of Wellington North hereby:

- 1) Receive Report DC 2022-016 regarding the Final Approval of the Clayton & Alison Robertson Site Plan Agreement.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

A10/22 Committee of Adjustment – Notice of Decision Approved May 9, 2022
A10/22 Notice of No Appeals dated May 31, 2022
ZBA 07/22 Clayton & Alison Robertson – Removal of Holding Provision June 6, 2022

BACKGROUND

Subject Lands

The property is located within the North East corner of the urban centre of Mount Forest and is located south of Grey Road 109 and east of Highway 6. The land holding is approximately 49.17 acres and is legally known as PT LT 31 CON 1 DIVISION 1 EGR EGREMONT; PT LT 31 CON 1 DIVISION 2 EGR EGREMONT PT 2 17R387; SOUTHGATE; in the Township of Wellington North.

The Proposal

The Owner has applied for Site Plan Approval from the Township to construct a landscaping commercial shop and office on private well and septic. A Minor Variance approved this request on May 9th, 2022. Notice of No Appeals was issued on May 31, 2022. This project will include site grading.

Existing Policy Framework

The subject lands are designated (H)M1-24 Industrial Exemption Zone, with a Holding Provision and (NE) Natural Environment Zone, in the Township of Wellington North Zoning By-Law 66-01 and Industrial, Core Greenlands and Greenlands designations in the County of Wellington Official Plan.

COMMENTS AND ANALYSIS

The applicant has satisfied staff that this proposed development will be constructed in a manner that is consistent with municipal standards and best practices. A copy of the agreement is attached.

COMMUNICATION PLAN

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

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

- A. Location Map
- B. Site Plan Agreement

STRATEGIC PLAN 2019 – 2022

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

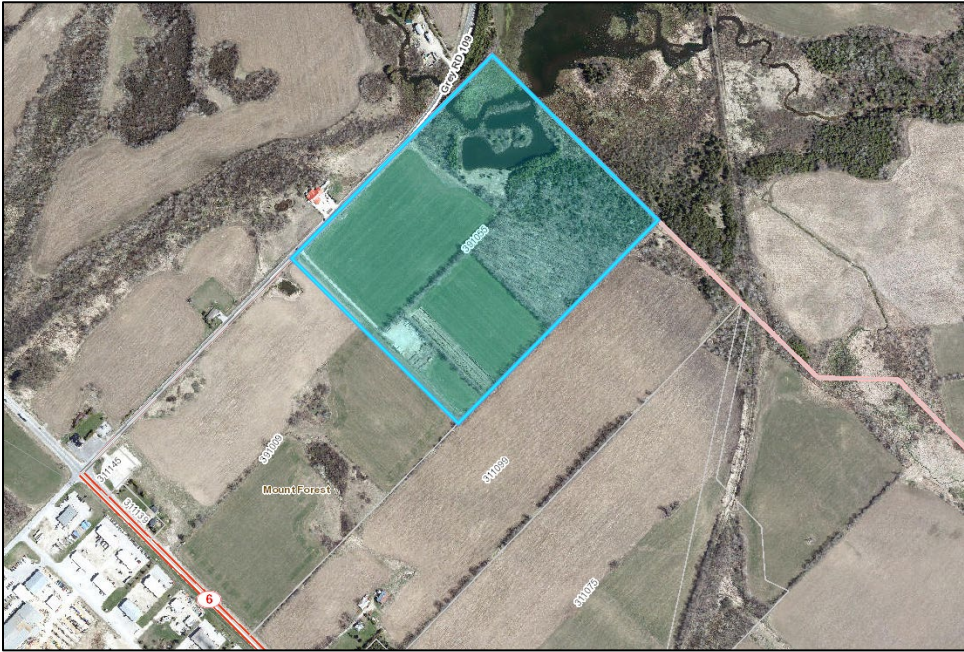
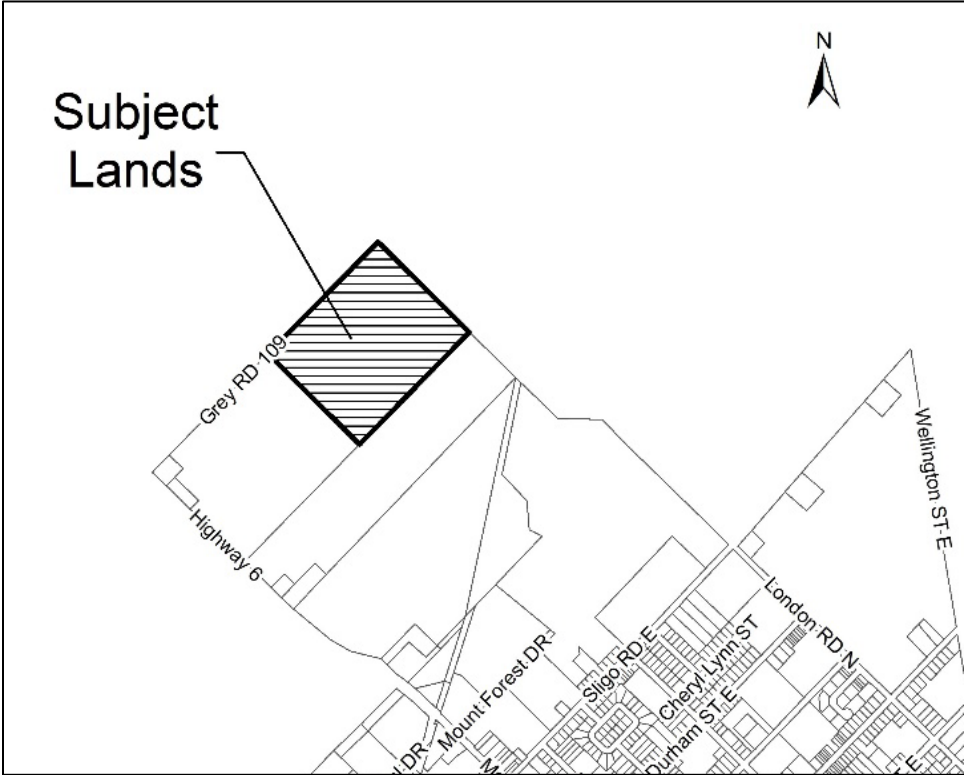
- Yes
 No
 N/A

Which priority does this report support?

- Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

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

SCHEDULE A – Location Map



SCHEDULE B –Site Plan Control Agreement**SITE PLAN CONTROL AGREEMENT**

THIS AGREEMENT made this 1st day of June, 2022.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “Township”)
OF THE FIRST PART

-and-

CLAYTON ROBERTSON & ALISON ROBERTSON

(hereinafter collectively called the “Owner”)
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the lands described as

PT LT 31 CON 1 DIVISION 1 EGR EGREMONT; PT LT 31 CON 1 DIVISION 2 EGR EGREMONT PT 2 17R387; SOUTHGATE

PIN: 37288-0175

(hereinafter called the “Lands”)

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the Lands described in Schedule “A” attached hereto;

AND WHEREAS the Township approved the plans and drawings submitted by the Owner subject to certain conditions;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario.

NOW THEREFORE in consideration of the mutual covenants hereinafter expressed, the Township’s approval of the plans and drawings described herein and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the “Plans”).
2. The Owner covenants and agrees to construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this

Agreement provided that such condition is waived or rescinded by Resolution of Council.

4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph Section 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catch basins, where necessary, in a manner approved by the Township and/or The Corporation of the County of Wellington (the "County").
6. The Owner agrees that snow shall be removed from the parking lot area for the Lands.
7. The provisions set out in Schedule "B" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "B" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, the Township's consulting engineer, and, where applicable, the County, its servants, consultants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.
11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township, referred to as offsite Works, the Owner shall:
 - a) The Owner shall obtain and maintain in full force and effect a policy of comprehensive general liability insurance, completed operations insurance, and automobile liability insurance, providing coverage for a limit of not less than FIVE MILLION DOLLARS (\$5,000,000.00) for each occurrence of a claim of bodily injury (including personal injury), death or property damage, including loss of use thereof, that may arise directly or indirectly out of the acts or omissions of the Owner. Such policy or policies shall be issued in the joint names of the Owner, with the Township and the Township's consulting engineer as additional insurers, and the form and content shall be subject to the approval of the Township. The policy shall be in effect for the period described in 11 (e) of this agreement. The issuance of such policy or policies of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which it may be held responsible. A Certificate of Insurance shall be provided prior to the start of construction and on an annual basis. The policy shall specify that it cannot be altered, cancelled, or allowed to lapse unless prior notice by registered mail has been received thirty (30) days in advance by the Township.
 - b) If requested by the Township and prior to the commencement of the Works, the Owner's contractor shall forward a Certificate of Insurance evidencing this insurance with the executed Agreement.

- c) It is also understood and agreed that in the event of a claim any deductible or self-insured retention under these policies of insurance shall be the sole responsibility of the Developer and that this coverage shall preclude subrogation claims against the Township and will be primary insurance in response to claims.
 - d) The Township's claims process for Third Party claims is to refer the claimant, including lien claimants, directly to the Developer and to leave the resolution of the claim with the Contractor. This applies regardless of whether or not it is an insured loss.
 - e) The Owner shall, upon the earlier of (a) commencing any works on the relevant lands, or (b) applying for a building permit, supply the Township with cash or a letter of credit (the "Security") in form satisfactory to the Chief Administrative Officer ("CAO") and in an amount satisfactory to the Chief Administrative Officer ("CAO"), sufficiently guaranteeing the satisfactory completion of the offsite works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of two (2) years from the date of certification of substantial completion, and receive written approval from the Township Engineer. The Security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer, the Security may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said two (2) years period. No interest shall be payable on any such security deposit.
 - f) The Owner hereby acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit, and the Owner fails to comply, within thirty (30) days written notice, with a direction to carry out such work or matter, the Township may draw on the letter of credit and enter onto the subject lands and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn.
 - g) The Owner hereby acknowledges and agrees that the Township reserves the right to draw on and use the letter of credit to complete any work or matter required to be done by the Owner pursuant to this Agreement. The Owner further acknowledges and agrees that, notwithstanding subsection 4(6) to this Agreement, in the event that the Municipality determines that any reduction in the letter of credit will create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Owner pursuant to this Agreement, the Municipality will not be obligated to reduce the letter of credit until such time as such work is completed to the satisfaction of the Municipality or the Municipality has sufficient security to ensure that such work will be completed.
12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, referred to as onsite Works, the Owner shall:
- a) Provide the Township with, upon the earlier of (a) commencing any works on the relevant lands, or (b) applying for a building permit, supply the Township with a letter of credit or other satisfactory security in an amount of TWO THOUSAND ONE HUNDRED DOLLARS (\$2,100.00) equal to 50% of the cost of works and facilities relating to onsite servicing, storm

drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works. No interest shall be payable on any such security deposit.

- b) Complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within two (2) years of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the Owner's sole expense. When a substantial amount of the work is completed to the satisfaction of the Township, the Security may be reduced to an amount determined by the Township for each phase and shall not be further reduced until the Township has approved the works.
 - c) Upon failure of the Owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the relevant lands to perform the said works and facilities.
13. The Owner shall grade the Lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Plans. The Owner shall not use or cause or permit to be used any new construction on the Lands until after an as-built grading survey has been provided by an Ontario Land Surveyor and a professional engineer or architect has given the Township, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on or in the Lands which fall within the provisions of Section 41 of the *Planning Act* and are required for this development by the Plans and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect.
14. The Owner covenants and agrees not to permit the Lands to drain otherwise than into a properly installed drainage system with proper catchbasins and the grades and drainage facilities shall be so established as to provide roof water onto the internal system and maintain an on-site storm water management system to limit storm run-off from the site to a predevelopment rate of flow and to indemnify and save harmless the Township from any liability for excess run-off as a result of construction or development on the Lands.
15. The Owner covenants and agrees to implement and monitor on-site sediment and erosion control measures, during construction of this development, to the satisfaction of the Township and to allow the Township and its agents, in perpetuity, access to the Lands to inspect roof drains, inlet control devices and storm water management facilities.
16. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the Owner may be required to apply dust suppressants, covering stockpiles of topsoil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
17. The Township and Owner agree that the Owner may choose to develop the Lands in phases and in accordance with the approved phasing plan, as shown on the approved Plans. In such case, the Owner agrees as follows:
 - a) that the Owner will not apply for nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that

- servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;
- b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the CAO or the Chief Building Official (the "CBO"), and the provisions of this Agreement shall apply to such security with respect to such phase(s); and
 - d) that the provisions of this Agreement shall apply to all such phases.
18. The Owner covenants and agrees to make all necessary arrangements and to be solely responsible for the costs of removing and relocating any existing municipal or public services requiring relocation in the course of, or in connection with, the construction, installation or provision of the works, services and facilities under this Agreement.
19. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township; the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
20. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
21. The covenants, agreements, conditions and understandings set out herein and in Schedule "B" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
22. If the proposed development governed by this Agreement is not commenced within two (2) years from the date of the execution of this Agreement, or if the Owner does not make a submission for site plan approval of its broader development of the Lands within two (2) years from the date of the execution of this Agreement, the Township may, at its sole option and on sixty (60) days' notice to the Owner, declare this Agreement null and void and of no further force and effect. The refund of any fees, levies or other charges paid by the Owner pursuant to this Agreement shall be in the sole discretion of the Township, but under no circumstances will interest be paid on any refund.
23. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

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THIS AGREEMENT is executed by the Township this ____ day of _____, 2022.

**THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH**
Per:

DARREN JONES – INTERIM CAO
I have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this ____ day of _____, 2022.

Per:

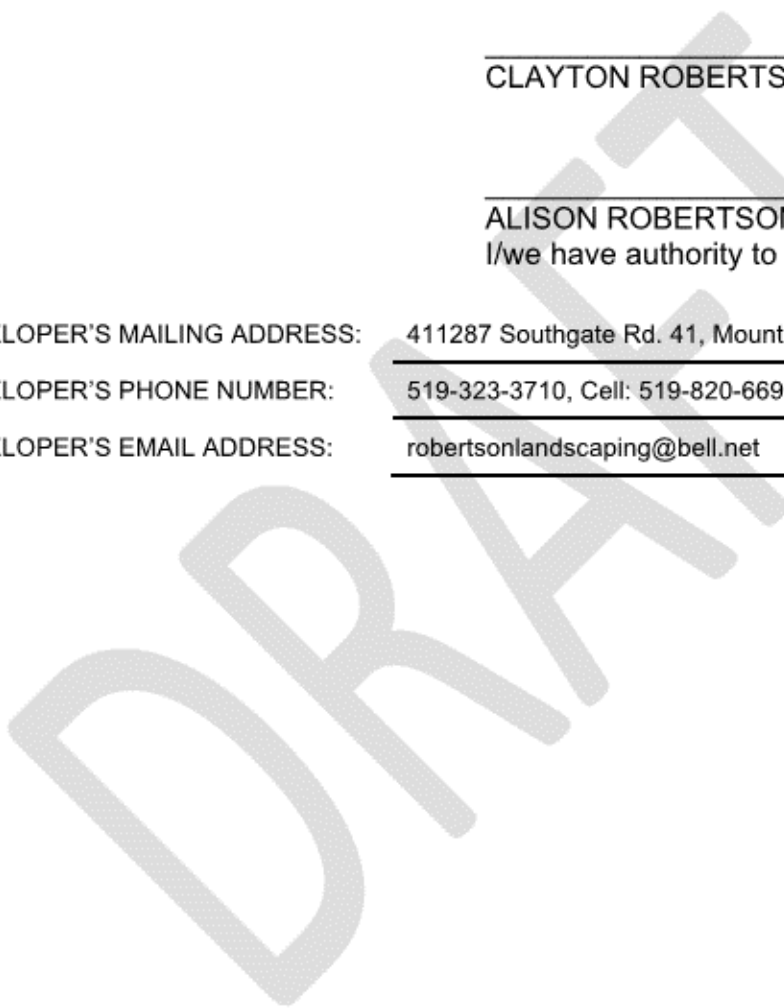
CLAYTON ROBERTSON

ALISON ROBERTSON
I/we have authority to bind the corporation.

DEVELOPER'S MAILING ADDRESS: 411287 Southgate Rd. 41, Mount Forest, ON, N0G 2L0

DEVELOPER'S PHONE NUMBER: 519-323-3710, Cell: 519-820-6699

DEVELOPER'S EMAIL ADDRESS: robertsonlandscaping@bell.net



SCHEDULE "A"**Approved Plan and Drawings**

DOCUMENT NO	DOCUMENT NAME	LAST REVISION DATE	PREPARED BY
	Lot Grading Plan	01-Apr-2022	Wilson-Ford Surveying & Engineering

DRAFT

SCHEDULE "B"**Site Specific Requirements**

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. The Owner agrees to connect to municipal services whenever they are extended to the lands at the Owners cost.

DRAFT



Staff Report

To: Mayor and Members of Council Meeting of June 6th, 2022
From: Dale Small, Economic Development Officer
Subject: EDO 2022-021 Grant Applications Letters of Support

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive the Economic Development Officer Report EDO 2022-021;

AND FURTHER THAT Council approve the following Letters of Support:

- New Growth Family Centre, to support an application to the CW Community Foundation
- Mount Forest Curling Club, to support an application to the Ontario Trillium Foundation

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

None

BACKGROUND

The Township of Wellington North values the significant role that not-for-profit and community organizations play in delivering services in our community. Frequently these groups ask for staff and council support when researching as well as submitting grant applications that become available to them.

Letters of Support from the local municipality play a very significant role when grant applications are being reviewed and approved by provincial and federal agencies. Recently we have received two requests asking for the Township to provide a Letter of Support for their grant application.

New Growth Family Centre Inc., located in Mount Forest, is dedicated to the betterment of children, youth, and families in Wellington North and surrounding area. They have submitted a grant application to the Centre Wellington Community Foundation (CWCF) requesting \$1,500 in funding to support their Therapeutic Skill Building Program.

This program operates on a budget of approximately \$25,000 and provides a Therapeutic Learning Environment for children and youth with extreme needs between the ages of 8 and 14 but who are functioning well below that age emotionally. If approved this grant application would be the first one to utilize funding from the Wellington North Youth Fund that council established with the CWCF in February 2020.

Mount Forest Curling Club is a not-for-profit organization, with a mandate to promote and carry on the game of curling within our community. The Ontario Curling Association have on file that in 1880 the Mount Forest Curling Club joined the Ontario Branch of the Royal Caledonian Curling Club (governing body) out of Stirling Scotland. The curling club is currently located at 144 Egremont Street South and has been at this location for the past 60 years.

The club is in the process of submitting a grant application for a Capital Grant from the Ontario Trillium Foundation in order to assist them with their Ice Plant Replacement Project. Under the Capital Grant stream the curling club can apply for a maximum grant of \$150,000. The total cost for the project is estimated to be in the vicinity of \$175,000 - \$200,000.

FINANCIAL CONSIDERATIONS

There is no cost to the Township to provide these Letters of Support and neither organization is requesting a financial commitment from the Township as part of their applications.

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>
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Recommended By:	Darren Jones, Co-Interim CAO	<i>Darren Jones</i>
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5/26/22

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
78198	Arthur Foodland	5/18/22	\$9.98
78199	Bell Mobility	5/18/22	\$1,048.30
78200	Broadline Equipment Rental Ltd	5/18/22	\$154.40
78201	Cedar Creek Tools	5/18/22	\$224.87
78202	Chalmers Fuels Inc	5/18/22	\$2,301.89
78203	Corporate Express Canada Inc.	5/18/22	\$380.99
78204		5/18/22	\$2,644.20
78205	Grinham Architects	5/18/22	\$4,498.81
78206		5/18/22	\$135.00
78207	Horrigan Overhead Doors 2019	5/18/22	\$242.95
78208	Jim's Auto Service	5/18/22	\$510.76
78209	Kronos Canadian Systems Inc.	5/18/22	\$1,129.99
78210	Mount Forest Foodland	5/18/22	\$99.74
78211	Misty Lane Tack	5/18/22	\$365.81
78212	PepsiCo Beverages Canada	5/18/22	\$211.88
78213	Petty Cash (General)	5/18/22	\$200.00
78214	Premier Equipment Ltd.	5/18/22	\$1,320.58
78215	Royal Bank Visa	5/18/22	\$3,695.35
78216	Safety-Kleen Canada, Inc.	5/18/22	\$7,766.20
78217	Saugeen Connects	5/18/22	\$900.00
78218	Joe Schouten	5/18/22	\$260.00
78219	Telizon Inc.	5/18/22	\$764.82
78220	Tom Shupe Plumbing & Heating	5/18/22	\$90.40
78221	Trevor Roberts Auto Repair	5/18/22	\$2,697.39
78222	Uline	5/18/22	\$2,399.58
78223	Enbridge Gas Inc.	5/18/22	\$775.81
78224	Waste Management	5/18/22	\$1,012.26
78225	Wightman Telecom Ltd.	5/18/22	\$373.68
EFT0003555	A J Stone Company Ltd.	5/18/22	\$610.92
EFT0003556	Aon Canada Inc	5/18/22	\$9,591.48
EFT0003557	Arthur Home Hardware Building	5/18/22	\$116.41
EFT0003558	BackSpace Computer	5/18/22	\$3,955.00
EFT0003559	B M Ross and Associates	5/18/22	\$12,527.52
EFT0003560	Brandt Cambridge	5/18/22	\$576.53
EFT0003561	CARQUEST Arthur Inc.	5/18/22	\$12.98
EFT0003562	Carson Supply	5/18/22	\$1,665.42
EFT0003563	Cedar Signs	5/18/22	\$362.05
EFT0003564	Coffey Plumbing, Div. of KTS P	5/18/22	\$1,307.69
EFT0003565	Cordes Enterprise	5/18/22	\$3,496.05
EFT0003566	Darroch Plumbing Ltd.	5/18/22	\$90.40

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0003567	Dewar Services	5/18/22	\$813.60
EFT0003568	Hort Manufacturing (1986) Ltd.	5/18/22	\$49.97
EFT0003569	Innovative Access Technologies	5/18/22	\$3,836.20
EFT0003570	KORE Mechanical Inc.	5/18/22	\$4,978.16
EFT0003571	K Smart Associates Limited	5/18/22	\$10,161.80
EFT0003572	Marcc Apparel Company	5/18/22	\$769.53
EFT0003573	North Wellington Co-op Service	5/18/22	\$333.23
EFT0003574	Pryde Truck Service Ltd.	5/18/22	\$4,413.76
EFT0003575	Purolator Inc.	5/18/22	\$7.53
EFT0003576	Resurface Corporation	5/18/22	\$152.55
EFT0003577	ROBERTS FARM EQUIPMENT	5/18/22	\$84.19
EFT0003578	Sanigear	5/18/22	\$1,024.57
EFT0003579	SGS Canada Inc.	5/18/22	\$1,541.32
EFT0003580	Triton Engineering Services	5/18/22	\$27,118.34
EFT0003581		5/18/22	\$88.44
EFT0003582	Wellington Advertiser	5/18/22	\$804.33
EFT0003583	Young's Home Hardware Bldg Cen	5/18/22	\$1,098.70
78226	Arthur Foodland	5/26/22	\$7.96
78227	B & L Farm Service Ltd.	5/26/22	\$33,900.00
78228	BELLAMY CONTRACTING SERVICES L	5/26/22	\$452.00
78229		5/26/22	\$186.42
78230	Chalmers Fuels Inc	5/26/22	\$254.10
78231		5/26/22	\$28.23
78232		5/26/22	\$1,243.00
78233		5/26/22	\$57.46
78234		5/26/22	\$1,900.00
78235	Go Glass & Accessories	5/26/22	\$322.05
78236		5/26/22	\$28.23
78237	The Flag Store	5/26/22	\$830.55
78238	Village Media Inc.	5/26/22	\$1,130.00
78239	Wightman Telecom Ltd.	5/26/22	\$120.69
EFT0003584	Barclay Wholesale	5/26/22	\$808.52
EFT0003585	B M Ross and Associates	5/26/22	\$12,161.08
EFT0003586	Canada's Finest Coffee	5/26/22	\$16.50
EFT0003587	City of Guelph	5/26/22	\$2,299.55
EFT0003588	Cordes Enterprise	5/26/22	\$3,498.48
EFT0003589	County of Wellington	5/26/22	\$14,320.00
EFT0003590	Frey Communications	5/26/22	\$3,276.99
EFT0003591	Ideal Supply Inc.	5/26/22	\$59.31
EFT0003592	Martin Drainage	5/26/22	\$70.84
EFT0003593		5/26/22	\$1,900.00
EFT0003594		5/26/22	\$127.13
EFT0003595	MRC Systems Inc	5/26/22	\$4,262.30
EFT0003596	North Wellington Co-op Service	5/26/22	\$204.34
EFT0003597	PACKET WORKS	5/26/22	\$169.50
EFT0003598	Print One	5/26/22	\$1,374.76

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0003599	Purolator Inc.	5/26/22	\$19.22
EFT0003600	R&R Pet Paradise	5/26/22	\$4,527.44
EFT0003601	Reeves Construction Ltd	5/26/22	\$1,305.15
EFT0003602		5/26/22	\$98.87
EFT0003603	Rural Routes Pest Control Inc.	5/26/22	\$90.68
EFT0003604	Sanigear	5/26/22	\$1,032.60
EFT0003605	Shred All Ltd.	5/26/22	\$67.80
EFT0003606	T&M BBQ Catering Ltd	5/26/22	\$1,397.61
EFT0003607	Triton Engineering Services	5/26/22	\$6,616.09
EFT0003608	Wellington Advertiser	5/26/22	\$510.20
EFT0003609	Young's Home Hardware Bldg Cen	5/26/22	\$54.77
	Total Amount of Cheques:		\$228,534.73

Corporation of the Township of Wellington North
Adam McNabb
7490 Sideroad 7, PO Box 125 Kenilworth, ON N0G 2E0

Dear Adam McNabb,

Thank you for submitting your application to Infrastructure Canada's Green and Inclusive Community Buildings (GICB) program. Over the next five years this initiative will support green and energy efficient retrofits, repairs or upgrades to existing publicly accessible community buildings and the construction of new publicly accessible community buildings.

The program received considerable interest from communities and organizations across Canada, with hundreds of projects requesting hundreds of millions in funding under the continuous intake stream. Following a thorough review of your application for the *Arthur & Area Community Centre Rehabilitation* (AP-000000466), we regret to inform you that your project was not selected for funding under this program for the following reason(s):

- Your application did not sufficiently demonstrate that your project's level of readiness and/or project risk and mitigation measures meets the requirements of the program.
- Your application did not sufficiently explain how the project would increase resiliency of the building or asset or why resiliency is not applicable, and/or did not demonstrate that climate data was consulted.
- Your application's RETScreen report did not include necessary building or energy information, or other components required to validate the total energy, fuel consumption or GHG emission reductions associated with your project.
- Your overall score for the merit assessment did not meet the minimum required score.

Unfortunately, the program could only assess projects based on the information provided in your application or in response to requests for additional information. You may wish to consult with the [Applicant Guide](#) for more detailed information about the above-noted reason(s). Please note that all assessment results are final, and due to the volume of applications received, requests for review and reconsideration of your application cannot be granted.

The continuous intake stream remains open and is accepting applications. My team will be pleased to provide you with additional support should you wish to submit a new application. If you have questions about the GICB program, please contact us at gicbp-pbcvi@inf.gc.ca. Additionally, you can find more information about other Infrastructure Canada programs at www.infrastructure.gc.ca.

Yours sincerely,



Paul Loo
Director General,
Resilient and Innovative Communities Directorate
Infrastructure Canada

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

BY-LAW NUMBER 064-22

**BEING A BY-LAW TO APPOINT A DIRECTOR OF
FINANCE/TREASURER FOR THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH AND REPEAL 042-22**

WHEREAS the Council of The Corporation of the Township of Wellington North has deemed it necessary to pass a by-law to appoint a Director of Finance/Treasurer and to repeal By-law No. 042- being a By-law to appoint Michael Givens as Director of Finance/Treasurer.

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

1. That [REDACTED] is hereby appointed as Director of Finance/Treasurer of The Corporation of the Township of Wellington North, responsible for handling all of the financial affairs of the municipality on behalf of and in the manner directed by the council of the municipality, including:
 - (a) collecting money payable to the municipality and issuing receipts for those payments, and
 - (b) depositing all money received on behalf of the municipality in a financial institution designated by the municipality;
 - (c) paying all debts of the municipality and other expenditures authorized by the municipality, and
 - (d) maintaining accurate records and account of the financial affairs of the municipality, and
 - (e) providing the Council with such information with respect to the financial affairs of the municipality as it requires or request, and

- (f) ensuring investments of the municipality are made in compliance with the regulations made under the Municipal Act, 2001 Section 418, and
 - (g) perform such duties as set out on Schedule "A" attached hereto which forms part of this by-law (Township of Wellington North – Treasurer – Finance Department).
2. That By-law No. 042-22 appointing Michael Givens Director of Finance/Treasurer be hereby repealed.
 3. This appointment shall be effective on its passage.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 6th DAY OF JUNE 2022

ANDREW LENNOX, MAYOR

CATHERINE CONRAD, DEPUTY CLERK



Director of Finance/Treasurer

Job Description

REPORTS TO Chief Administrative Officer (CAO)

POSITION STATUS Full-time

LOCATION Kenilworth, ON

PAY METHOD Salary

GROUP BENEFITS Yes

WEEKLY HOURS 35 hours per week

OVERTIME Ineligible

ON CALL No

JOB SUMMARY:

The Director of Finance contributes to the overall success of the Township by effectively managing all financial tasks in accordance with all statutory obligations and municipal standards. The Director is responsible for the effective administration and management of financial assets by establishing financial policies, procedures, controls and reporting systems in the areas of budgeting, accounting, investing, fund management, asset management, taxation, IT, payroll, purchasing, and risk management and mitigation. This is a key role that is critical in partnering with the Senior Management Team and Council to ensure excellent internal and external service delivery and to provide strategic operational recommendations to support decision making.

CORE RESPONSIBILITIES:

- Exercises general directions over the Finance Department, including the leadership, development and training of staff to support departmental operations, goals and initiatives;
- Performs the statutory duties of the *Treasurer* as set out in the *Municipal Act* and other applicable legislation, including preparation for and supervision of annual audit;
- Works closely with members of the Senior Management Team to ensure a high level of communication and co-ordination between departments on policy and operational issues;
- Responsible for prioritizing staff work assignments, making resource allocation decisions and approving expenditures;
- Directs the department toward the realization of Council's strategic directions and policies;
- Provides leadership and direction in the development of short- and long-term financial plans in connection with the Township's Asset Management Plan;
- Ensure proper preparation of year-end Financial Statements, Financial Information Return, and Municipal Performance Measurements Program report;
- Prepares, schedules, presents and monitors the annual capital and operating budgets, assisting and educating all departments with completion;
- Calculates and recommends to Council the annual tax rate resulting from the budget;
- Develops and administers effective financial and cash management systems. Secures necessary banking services including borrowing and investment arrangements;
- Provides oversight to the Township payroll function;

- Monitors federal/provincial programs and grants and, in conjunction with Department Heads, makes application on behalf of the Municipality; administers grants as received;
- Ensures that timely financial information is presented to Council reporting on operating performance versus budget expectations, noting variances and providing follow up as directed;
- Provides strategic leadership and oversight for Township information technology systems and relationship(s) with Managed Service Providers, overseeing the implementation of hardware and software as needed; ensure adequate resources, training and guidance is provided to system users to support their success;
- Manages all accounting systems, including receivables, payables, payroll and taxation;
- Oversees the corporate procurement process;
- Administers the Municipal insurance program, ensuring required insurance coverage is in place, oversees the corporate risk management process and coordinates response to all insurance related claims and actions against the Township;
- Responsible for overall Water & Sewer billing process;
- Provide project management support for strategic initiatives and legislated requirements for the Township including but not limited to Development Charges, Asset Management Planning, and Water & Sewer rate studies;
- All other related duties as assigned.

MINIMUM QUALIFICATIONS:

- 10 years experience in Finance/Accounting, with 3-5 years in a supervisory role.
- Post-secondary degree in Business Administration, Accounting/Finance or Public Administration.
- CPA, CA, CGA or CMA designations (or working towards)
- Ability to prioritize departmental functions and staff workload/assignments to meet deadlines and handle contingencies.
- Ability to communicate information and ideas including complex or technical issues, orally and in writing.
- Proficiency with financial software and Microsoft Office tools (Excel, Word, PowerPoint and Outlook).
- Analytic and strategic thinker with the ability to assess complex situations and make effective recommendations.
- Strong interpersonal and communication skills with a particular strength in dealing with a wide variety of individuals at various levels within and outside of the organization.
- Team-oriented; demonstrates a commitment to shared success and collaboration.

Preferred:

- Municipal Finance experience
- AMCTO and MFOA certifications related to Municipal administration and financial management and reporting

WORKING CONDITIONS

Physical demands: Sedentary work – Occasional exertion up to 10 pounds of force to lift, carry, push, pull or otherwise move objects. Extensive sitting and possible physical strain from long hours of focus at the computer.

Mental demands: Strong mental attention and concentration in all tasks. Frequent interruption from task is to be expected, including responding to public inquires. This position works towards major deadlines regularly and as a result, may work long hours.

Working Conditions: Office environment

POSITION OVERVIEW		
<i>Department:</i>	Finance	
<i>Supervisory Responsibilities</i>	Yes	
<i>Category:</i>	Management	
<i>Date Prepared:</i>	March 31, 2017	
<i>Revision Date:</i>	February 24, 2022	
		DD / MM / YYYY
<i>Manager Signature</i>		
<i>Employee Signature</i>		

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

BY-LAW NUMBER 065-22

**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 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-3' of By-law 66-01 is amended by changing the zoning on a portion of the lands described as EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest, as shown on Schedule "A" attached to and forming part of this By-law from **Holding Industrial Site Specific ((H)M1-24)** to **Industrial Site Specific (M1-24)**
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 take force and effect on the date of passing and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990.

READ A FIRST, SECOND THIRD TIME THIS 6TH DAY OF JUNE, 2022.

ANDREW LENNOX, MAYOR

CATHERINE CONRAD, DEPUTY CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 065-22

Schedule "A"



Passed this 6th day of June, 2022

MAYOR

DEPUTY CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 065-22

THE LOCATION OF THE SUBJECT LANDS

The property subject to the proposed amendment is described as EGREMONT EGR Concession 1 Division 1, Part Lot 31, RP17R387, Part 2 and municipally known as 391055 Grey Road 109, Mount Forest. The subject lands are vacant, approximately 19.9 ha (49.17 ac) in size and the lands subject of the amendment are currently zoned Holding Industrial Site Specific ((H)M1-24).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Holding Industrial Site Specific ((H)M1-24) to Industrial Site Specific (M1-24) to permit the construction of shop/office building.



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

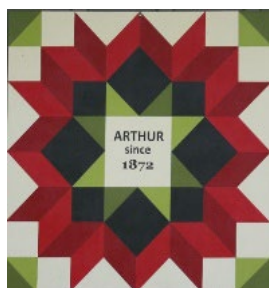
CULTURAL MOMENT FOR JUNE 6TH CELEBRATES THE ARTHUR BARN QUILT TRAIL PROJECT

The response in Arthur and area to the Arthur Area Barn Quilt Trail Project this year has been amazing. More than sixty barn quilts will be in the area for tourists to seek out any day of the year. But not everyone knows much about barn quilts.

Barn quilts are quite simply a painted depiction of a quilt square on wood or signboard which is then installed on a barn or other building. The modern versions are often posted on houses, garages, garden sheds or used as garden décor. They often tell you something about the owners; a story, an interest, a group they support, like this Guelph Junior Gryphons Barn Quilt on Schmidt Street.



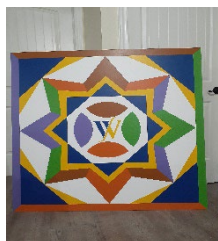
Modern Barn Quilts have a relatively short history according to the internet. A Small Farms Canada article from 2018 describes their beginning in 2001 with



Donna Sue Grover of Ohio who began to use these paintings to brighten up her tobacco farm buildings and to pay homage to her mother who loved to quilt. This symbolic Arthur Since 1872 Barn Quilt can be seen on Clarke Street in Arthur.

Barn hex signs have been around a lot longer. They were brought to North America in the 17th century by the Pennsylvania Dutch who interestingly are mostly German. The German word for German is Deutsch, so that may explain that apparent misnomer. The name Hex may have come from the German word for six (sechs) because the hex signs were often six pointed stars. There are commonly recognized hex signs that welcome or that wish for abundant crops or good health.

The Silver Fox in Arthur made this Mariner's Compass design into their own by adding their silver fox in each corner and the Wellington North Cultural Roundtable barn quilt is proudly mounted at the entrance into the Arthur Community Centre. Whether it is a barn quilt or a hex sign or a cave painting, people will always try to decorate their homes in some way. It is evidence that creativity and the appreciation of art is a part of the human makeup.



For more information on the Arthur Barn Quilt Trail, you can go to <https://www.facebook.com/BQArthurArea> and for the Wellington County Barn Quilt Trail Association. <https://www.facebook.com/wcbqta>

Submitted by Doris Cassan, Wellington North Cultural Roundtable

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

BY-LAW NUMBER 066-22

**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 JUNE
6, 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 June 6, 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 6TH DAY OF JUNE, 2022.**

ANDREW LENNOX MAYOR

CATHERINE CONRAD, DEPUTY CLERK