

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – JUNE 27, 2022 at 7:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=GXgtlCTlcwM>**

Members Present:

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

Staff Present:

Interim Chief Administrative Officer/Chief Building Official: Darren Jones
Interim Chief Administrative Officer/Director of Operations: Matthew Aston
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Director of Finance/Treasurer: Farhad Hossain
Economic Development Officer: Dale Small
Community Recreation Coordinator: Mandy Jones
Manager of Recreation Services: Tom Bowden

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2022-222

Moved: Councillor Yake

Seconded: Councillor Burke

THAT the Agenda for the June 27, 2022 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Hern declared a pecuniary interest with Item for Consideration 5. Operations, a. Report RPL 2022-014 Transportation Options for Mount Forest Lion Roy Grant Pool Users, as her spouse is employed with one of the transportation options.

COUNTY COUNCIL UPDATE

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

The County of Wellington is receiving 8.7 million dollars in 2022 for the Canada wide Early Learning Child Care system; better known as \$10.00 a day child care. 8.1 million is going to be directed to fee reduction, \$378,000 to work force compensation and \$249,000 to administer the program. This funding allocation is based on an assumption that 98% of the licensed child care operators will participate in our area. The programs' goal is to get an average of \$10 a day child care using licensed providers by September 2025; and an average of 50% fee reduction for licensed child care by December 31, 2022.

The new cell for phase two at the Riverstown landfill opened last month. On July 1, 2023 the blue box program begins to transition to producer responsibility Province wide. Wellington County does not begin phasing it in until July 2025. As of January 1, 2026 County staff expect the County will be out of the blue box program. Producers will be running the program and excepted items will be standardized Province wide.

Ride Well is running with ride sharing now. They are facing the same issue as other businesses as they do not have enough drivers. Booking rides at peak times is hindered by the lack of drivers. RideCo, the company that supports Ride Well, is currently recruiting additional drivers.

The industrial, commercial, and institutional green bin pilot project continues. 118 tons of material was diverted from the landfill in the five months, November 1, 2021 to March 31, 2022. 10,000 kg of edible food was recovered and donated to food banks. The program will eventually become user pay for the businesses.

Our Township's next leaf and yard waste pick up is the week of Monday, July 25th. In October there will be two pickups on the weeks of October 3rd and 17th. There will be two collections in November being the weeks of November 14th and 28th. This is being done for timely pick up and hopefully reduce the amount to be picked up each time. The program has been successful County wide with 1,700 tons diverted from Riverstown landfill in 2021, which is 10% of the material diverted in 2021.

Wellington County has approved land at Wellington Place in Aboyne for a 6-bed hospice. Dr. Simpson and Dr. Gower have been establishing community financial support. The Hospice Committee must fundraise to build the hospice and then to have enough financial backing to run it for a couple years. It is a welcome and needed thing for our communities.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2022-223

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the June 27, 2022 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- Christian F. Martin, Zoning By-law Amendment

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2022-224

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North resume the June 27, 2022 Regular Meeting of Council at 7:33 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

By-law Number 075-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Lot 16 Concession 14, Concession 13 Pt Lot 16 & 17, Christian F. Martin)

RESOLUTION: 2022-225

Moved: Councillor Yake

Seconded: Councillor Burke

THAT By-law Number 075-22 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted. (Part Lot 16 Concession 14, Concession 13 Pt Lot 16 & 17, Christian F. Martin)

CARRIED

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, June 6, 2022

RESOLUTION: 2022-226

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the minutes of the Regular Meeting of Council held on June 6, 2022 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

Mount Forest Pool Replacement

- Report CAO 2022-03 Mount Forest Pool Replacement

The Mayor outlined the progress so far including reaching out to neighbouring municipalities and in response have been invited to Council meetings in early August to present the pool concept and information to Councils in Southgate and West Grey. Council discussed contributions from neighboring municipalities, naming rights, potential land sale of the old pool and development charges going towards the capital cost of the pool; along with enhancements being the responsibility of the fundraising committee. Setting dollar amounts for recognition of donations for various items will need to be determined. Council will have to figure out how to deal with any shortfall.

Council considered making the pool the number one priority for recreation in Mount Forest as the parks, ball parks, and playing fields are in better shape. The roof of the Arthur Area Community Centre is a priority in Arthur. The possibility of searching out every grant opportunity was. The Director of Operations noted detailed designs for the Arthur Area Community Centre or for the Mount Forest Pool are not ready yet. Recently grants for recreation lean more towards rehabilitation projects rather than new. The architect for the Mount Forest pool has been invited to the July 11th Council meeting to see if there are any areas where we could use a lower cost design.

Council provided direction to staff to bring back some examples of naming rights policies to a future meeting of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1a, 2h, 5a, 6a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2022-227

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the June 27, 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 Mount Forest District Chamber of Commerce meeting held on April 12, 2022.

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 May 18, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-017 being a report on Consent Application (Lot Line Adjustment) B52-22 known as Part Lot 6, East of Main St., Town Plan of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B52-22 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT driveway access can be provided to the severed lands to the satisfaction of the Township of Wellington North; and
- THAT the owner submit to the Township, a plan that shows the proposed parking layout, street entrance and street furniture demonstrating traffic flow and vehicle safety to the satisfaction of the Director of Operations;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-018 being a report on Consent Application (Lot Line Adjustment) B60-22 known as Part Lots 1 & 2, Concession 6, former Township of West Luther.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B60-22 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of

issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and

- THAT the owner enter into an agreement apportioning future maintenance costs on West Luther Drain 36; and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment of the above mentioned drain and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of the drain;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report 2022-019 being a report on Consent Application (Severance) B67-22 known as Lot 95, Crown Survey in the Village of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B67-22 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-020 being a report on Consent Application (Severance) B70-22 known as Park of Park Lot 8 s/s of Queen St., Plan Mount Forest in the Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B70-22 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;
- THAT the Owner agrees to dedicate to the Township and to the satisfaction of the Township, free and clear of all encumbrances, all easements and lands required by the Township for the access, construction, maintenance and improvement of any existing or newly required watercourses, ditches, land

drainage works 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;

- THAT the existing shed be removed to the satisfaction of the Township;
- THAT the applicant pay a \$250.00 fee for the Drainage Superintendent to review the application to determine status of municipal drains;
- THAT the applicant pay a \$500.00 drainage apportionment fee, per drain, if it is determined there are municipal drains impacted by the application;
- THAT the applicant enter into an agreement apportioning future maintenance costs on any municipal drain impacted by the application;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-021 being a report on Consent Application (Severance) B71-22 known as Park of Park Lot 8 s/s of Queen St., Plan Mount Forest in the Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B71-22 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;
- THAT the Owner agrees to dedicate to the Township and to the satisfaction of the Township, free and clear of all encumbrances, all easements and lands required by the Township for the access, construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works 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;
- THAT the existing shed be removed to the satisfaction of the Township;
- THAT the applicant pay a \$250.00 fee for the Drainage Superintendent to review the application to determine status of municipal drains;
- THAT the applicant pay a \$500.00 drainage apportionment fee, per drain, if it is determined there are municipal drains impacted by the application;
- THAT the applicant enter into an agreement apportioning future maintenance costs on any municipal drain impacted by the application;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-022 being a report on Consent Application (Severance) B72-22 known as Part Lot 3 w/s Fergus St., Plan Mount Forest in the Town of Mount Forest. AND FURTHER THAT the Council of the Township of Wellington North supports consent application B72-22 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-023 being a report on Consent Application (Severance) B73-22 known as Part Lot 3 w/s Fergus St., Plan Mount Forest in the Town of Mount Forest. AND FURTHER THAT the Council of the Township of Wellington North supports consent application B73-22 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2022-024 being a report on 2574574 Ontario Inc. (Brad Wilson) Subdivision 23T-18004, Part of Park Lot 4 South of Durham St and East of Main St, Mount Forest;

AND FURTHER THAT the Council of the Township of Wellington North accepts the street name of “Jack’s Way” for Subdivision 23T-18004.

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-22 Community Improvement Program;

AND FURTHER THAT Council approves Façade Improvement Grants up to the following amounts:

- \$ 1,500 to Art Arrows at 106 Main Street South in Mount Forest
- \$ 2,200 to Plumbers Wife at 238 George Street in Arthur
- \$ 150 to Mary Lous Closet at 253 Main Street South in Mount Forest
- \$ 1,000 to Renew Life Therapies at 160 King Street West in Mount Forest

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated June 20, 2022

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Frank Vanderloo, P. Eng, B.M. Ross and Associates Limited, dated June 21, 2022, regarding Mt. Forest Developments Inc. Subdivision (Jefferey Way, Mount Forest) Draft Plan 23T-18001 – Preliminary Acceptance for Stage 3; AND FURTHER THAT the Council of the Corporation of the Township of Wellington North grant Mt. Forest Developments Inc., for the Jefferey Way Subdivision (Draft Plan 23T-18001) in the community of Mount Forest, Preliminary Acceptance for Stage 3.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2022-015 being a report to appoint a Drainage Superintendent being Thomas Jackson of K. Smart and Associates Limited;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law appointing Drainage Superintendent Services to K. Smart and Associates Limited.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from John Nater, MP, Perth-Wellington and Randy Pettapiece, MPP, Perth-Wellington, dated March 29, 2022, to Hon. David Lametti, P.C., M.P. Attorney General of Canada, and Hon. Doug Downey, M.P.P., Attorney General of Ontario, regarding fundraising capabilities of municipalities and service clubs and use of lottery proceeds and June 13, 2022 response from Minister of Justice and Attorney General of Canada.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Aletha McArthur, Program Director/Behaviour Specialist New Growth Family Centre Inc., received June 16, 2022, regarding thank you for financial support.

THAT the Council of the Corporation of the Township of Wellington North receive correspondence from Helen Fishburn, CEO, Canadian Mental Health Association, dated May 4, 2022, regarding thank you for donation in support of the work of The Grove Youth Wellness Hubs.

THAT the Council of the Corporation of the Township of Wellington North receive the Crime Stoppers Guelph Wellington, CSGW News, Summer 2022 Newsletter.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2022-228

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the of the Arthur 150 Committee meeting held on June 6, 2022.

CARRIED

RESOLUTION: 2022-229

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Curtis Marshall, Manager of Development Planning, County of Wellington, dated June 15, 2022, regarding Cannabis Production and Processing Land Use Study Regulatory Options Report.

CARRIED

Curtis Marshall, Manager of Planning, Planning and Development Department, Count of Wellington, presented a report regarding "A Review of Cannabis Production and Processing As a Land Use: Regulatory Options Report". The report presented regulatory options to regulate cannabis production and processing uses in the Township, Planning staff recommended options provided for Council's consideration and endorsement directions for preparation of draft zoning by-law provisions. (Addendum A)

RESOLUTION: 2022-230

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North direct Staff to prepare draft zoning by-law regulations for cannabis production and processing uses and schedule a public meeting in order to present the proposed zoning by-law regulations to the public for review and comment.

CARRIED

Councillor Hern removed herself from the meeting by shutting off her camera and microphone prior to the discussion regarding transportation. She had previously declared a conflict with Report RPL 2022-014 being a report on transportation options for the Mount Forest Lion Roy Grant Pool users, as her spouse is employed with one of the transportation options. Due to technical issues Council Hern's image appeared to be frozen in the meeting video, however it is confirmed by the Clerk that Councillor Hern was not part of the discussion.

RESOLUTION: 2022-231

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report RPL 2022-014 being a report on transportation options for the Mount Forest Lion Roy Grant Pool users;

AND FURTHER THAT Council direct staff to implement a passport tracking and season refund option for users;

AND FURTHER THAT Council direct staff to implement a refund of \$24.00 per visit, to a seasonal maximum of \$500, for users from the Township of Wellington North living North of Sideroad 5/Line 10;

AND FURTHER THAT Council direct staff to fund these refunds using 2022 approved operating accounts specific to the Lion Roy Grant Pool.

CARRIED

Councillor Hern returned to the meeting.

RESOLUTION: 2022-232

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2022-014 being a report to establish a Compliance Audit Committee (CAC);

AND FURTHER THAT Council approves the Terms of Reference for the CAC jointly with the Wellington County municipalities for the 2022-2026 Term of Council;

AND FURTHER THAT Council appoints the following members to the CAC for the 2022-2026 term of Council

Jim McQueen

Wesley Snarr

Douglas Auld

Joseph Servos

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law authorizing the Compliance Audit Committee and Terms of Reference for the 2022-2026 Term of Council;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign a by-law appointing members to the CAC for the 2022-2026 Term of Council.

CARRIED

NOTICE OF MOTION

No notice of motion was tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake (Ward 1):

- Thanked everybody that was involved in supporting the Hospital Foundation gala

Councillor Hern (Ward 3):

- Arthur BIA meeting was cancelled due to technical issues
- Arthur Chamber of Commerce is focused on Arthur 150 celebrations
- Mount Forest Chamber of Commerce is working on Fireworks Festival

Councillor McCabe (Ward 4):

- Thank you to those that attended the Arthur Opti-Mrs unveiling of the renovated park that was held on Saturday

BY-LAWS

- a. By-law Number 069-22 being a by-law to enter into an agreement with K Smart Associates as Drainage Consultants for the Corporation of the Township of Wellington North
- b. By-law Number 070-22 being a by-law to authorize the purchase of real property being Pt Lt 33 Con 1 Normanby: Pt 2 PL 61R22224; T/W as in RO748479; Wellington North (Officer's Auto Care Inc., 210 Industrial Drive)
- c. By-law Number 071-22 being a by-law to establish a Joint Compliance Audit Committee and to approve the Terms of Reference and repeal By-law 046-18
- d. By-law Number 072-22 being a by-law to appoint members to the Joint Compliance Audit Committee for the Township of Wellington North and Repeal By-law 075-18
- e. By-law Number 073-22 being a by-law to appoint Drainage Superintendent for the Corporation of the Township of Wellington North
- f. By-law Number 074-22 a by-law to amend By-law 010-15 being a by-law to licence charitable or religious organizations to conduct and manage lottery schemes for charitable or religious purposes in the Township of Wellington North
- g. By-law Number 076-22 being a by-law to amend By-law 072-22 being a by-law for the imposition of Development Charges

RESOLUTION: 2022-233

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT By-law Number 069-22, 070-22, 071-22, 072-22, 073-22, 074-22, and 076-22 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: 2022-234

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 9:10 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 2022-024 Land Sale
- HR 2022-007 Market Check and Policy Review
- HR 2022-008 Chief Administrative Officer Candidate Review

2. REVIEW OF CLOSED SESSION MINUTES

- May 24, 2022
- June 6, 2022

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2022-235

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 9:50 p.m.

CARRIED

RESOLUTION: 2022-236

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2022-024 Land Sale;

AND FUTURE THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2022-237

Moved: Councillor Burke

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2022-007 Market Check and Policy Review;

AND FUTURE THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2022-238

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive report HR 2022-008 Chief Administrative Officer Candidate Review;

AND FUTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2022-239

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the May 24, 2022 and June 6, 2022 Council Meetings.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2022-240

Moved: Councillor Burke

Seconded: Councillor Hern

THAT By-law Number 077-22 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 27, 2022 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2022-241

Moved: Councillor Yake

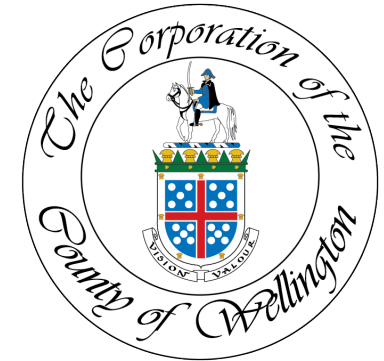
Seconded: Councillor McCabe

THAT the Regular Council meeting of June 27, 2022 be adjourned at 9:54 p.m.

CARRIED

MAYOR

CLERK



A Review of Cannabis Production and Processing As a Land Use: Regulatory Options Report

Prepared for the Township of Wellington North

County of Wellington
Planning and Development Department

June 27, 2022

Purpose of the Presentation

- To present regulatory options to regulate cannabis production and processing uses in the Township.
- Planning Staff “Recommended Options” provided for Council’s consideration in Regulatory Options Report.
- Endorsed directions will serve to inform preparation of draft zoning by-law provisions.



Interim Control By-law 092-21: Cannabis Related Uses

- Council Resolution: 2021-263

Staff directed to “...undertake a study in respect of land use planning policies relating to Cannabis Operations within the municipality with respect to noise, odour, water usage, security, traffic etc.”

- An Interim Control By-law (ICBL) was passed on September 27, 2021 prohibiting the use of land, buildings, or structures for “Cannabis Production Related Uses” for a one year period in the Township.
- The ICBL does not apply to the growing of personal recreational cannabis plants at a residence (4 plants or fewer)



Cannabis Production and Related Uses Study

The study includes four main phases:

- ~~1. Background Review – report completed~~
- 2. Review of Policy Options – Regulatory Option Report prepared for Council consideration.**
3. Public Consultation – input welcomed at public meeting
4. Final Recommendations – final report and policy recommendations prepared for Township Council's consideration.



Regulatory Options

Additional Defined Terms:

- Township Zoning By-law does not specifically define cannabis, cannabis production, and cannabis processing.
- A common approach is to define these terms in a zoning by-law.

Recommendation:

- **Additional definitions should be added to the Township zoning by-law.**



Regulatory Options

Zoning Standards for Cannabis Uses:

- Township Zoning By-law does not include specific standards or regulations for cannabis production or processing uses.
- A common approach is to include standards such as minimum lot sizes, setbacks to sensitive land uses, lighting and odour control requirements etc. in a zoning by-law

Recommendation:

- **Standards and regulations should be added to the Township zoning by-law.**



Regulatory Options

Site Plan Control for Cannabis Uses:

- Township site plan control by-law requires site plan approval for all new development unless exempted. Exemptions exist for single detached residential dwellings, agricultural uses etc.
- A common approach is to require site plan approval for cannabis production and processing uses. This allows for the review of the site design, and supporting studies (eg. odour controls, and lighting)

Recommendation:

- **Township's site plan control by-law should be updated to require site plan approval for cannabis uses.**



Regulatory Options

Zoning Options for Cannabis Uses:

1. The use is defined but not permitted and is effectively prohibited.
2. The zoning by-law includes provisions and standards for the use, however a zoning by-law amendment is required to permit the use on a particular property.
3. The use is permitted in a particular zone(s) with detailed provisions and standards.

Recommendation:

- **Option #2 is recommended. General direction is provided by the zoning by-law, however site specific amendment allows for more detailed review of compatibility and opportunity for public input.**



Regulatory Options

Locations for Cannabis Uses:

- Township can consider and direct where cannabis production and processing uses should generally be located.
- Considerations include: OMAFRA comments, County of Wellington Official Plan, Background Report findings

Recommendation:

- **Indoor Cannabis Production: Directed to agricultural and industrial areas (subject to compatibility being addressed)**
- **Outdoor Cannabis Production: Directed to agricultural area (subject to compatibility being addressed)**
- **Cannabis Processing: Directed to industrial and agricultural areas (in agricultural areas as an agricultural related uses or on farm diversified use).**



Regulatory Options

Industrial Hemp:

- Regulated under the Cannabis Act. An Industrial Hemp License is required to grow hemp.
- Grown in a similar fashion as cannabis. Land use compatibility issues are similar (eg. odour, lighting)
- Some municipalities regulate them similarly (eg. Pelham)

Recommendation:

- **That Industrial hemp and medical/recreational cannabis be regulated similarly by the Township.**



Next Steps

- Council endorsed regulatory options to be used to developed draft zoning by-law.
- Draft zoning by-law to be presented at a future public meeting.

