

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
AGENDA OF REGULAR COUNCIL MEETING – FEBRUARY 21, 2023 AT 7:00 P.M.  
CLOSED SESSION TO FOLLOW OPEN SESSION  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH  
HYBRID MEETING WITH COUNCIL IN PERSON AND 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/85490739728>

Or join by phone:

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

Webinar ID: 854 9073 9728

**PAGE  
NUMBER**

**CALLING TO ORDER**

**ADOPTION OF THE AGENDA**

Recommendation:

THAT the Agenda for the February 21, 2023 Regular Meeting of Council be accepted and passed.

**DISCLOSURE OF PECUNIARY INTEREST**

**COUNTY COUNCIL UPDATE**

Campbell Cork, Ward 3 County Councillor

**PRESENTATIONS**

- |  |     |
|--|-----|
| 1. Maitland Valley Conservation Authority, Phil Beard, General Manager<br>Secretary Treasurer, and Ed Podniewicz, Municipal Representative | 001 |
| • 2023 Draft Work Plan Budget and Levy   |     |

**RECESS TO MOVE INTO PUBLIC MEETING**

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the February 21, 2023 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- 2786713 Ontario Inc. (VED Homes), Zoning By-law Amendment

**RESUME REGULAR MEETING OF COUNCIL**

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the February 21, 2023 Regular Meeting of Council at : .

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

- |   |     |
|---|-----|
| 1. Regular Meeting of Council, February 6, 2023 | 013 |
| 2. Public Meeting, February 6, 2023             | 027 |

Recommendation:

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on February 6, 2023 be adopted as circulated.

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

1. Councillor Burke, Notice of Motion February 6, 2023 Regular Council Meeting

Recommendation:

THAT Council of the Corporation of the Township of Wellington North direct staff to undertake a cost benefit analysis on the current planning services provided to the Township by the County of Wellington compared to having an in-house planner on staff.

#### **ITEMS FOR CONSIDERATION**

##### 1. MINUTES

- a. Recreation, Parks and Leisure Committee, February 7, 2023 032

Recommendation:

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 February 7, 2023.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North approve, as recommended by the Recreation, Parks and Leisure Committee, the following changes to the Terms of Reference (TOR) for the Recreation, Parks and Leisure Committee:

- Meetings will be typically scheduled for 4pm of the first Tuesday of the month, except for January and August, or at the call of the Chair; and
- Meetings will be held in person or remotely.

AND FURTHER THAT Council direct staff to update the TOR accordingly.

- b. Mount Forest Aquatics Ad-Hoc Advisory Committee, February 7, 2023 039

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Aquatics Ad-Hoc Advisory Committee meeting held on February 7, 2023.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North approve in principle, as recommended by the Mount Forest Aquatics Ad-Hoc Advisory Committee, the work plan proposed for the Mount Forest Outdoor Pool and Aquatics Centre presented in report OPS 2023-001;

Proposed Next Steps:

Winter 2023	Township Council reviews schematic design and probable cost estimate and provides further direction to Township staff
Winter/Spring 2023	Council decision point – “go or no go” (2023 capital budget)
Summer 2023	Architect completes design development and provides probable cost estimate to plus or minus ten percent
Fall 2023	Township Council reviews design development and probable cost estimate and provides further direction to Township staff
Winter 2024	Architect completes detailed design and specification for tendering
Winter 2024	Council decision point – “go or no go” (2024 capital budget)
Spring 2024	Tender
Spring / Summer 2024	Construction
Fall 2024	Completion of construction
Summer 2025	New Mount Forest Outdoor Pool and Aquatics Centre open for its inaugural season

- c. Mount Forest Business Improvement Area, February 14, 2023 044

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area meeting held on February 14, 2023.

2. ECONOMIC DEVELOPMENT

- a. Report EDO 2023-004 Rural Economic Development (RED) Grant Application 048

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-004 Rural Economic Development (RED) Grant application report EDO 2023-004;

AND FURTHER THAT Council supports the application being submitted in partnership with the Lynes Blacksmith Shop.

- b. Report EDO 2023-006 Community Improvement Program 050

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023 – 006 on the Community Improvement Program,

AND FURTHER THAT Council approves a Façade Improvement Grant of up to \$ 1,300.00 to Blonde Design Co. at 121 Main Street North in Mount Forest,

AND FURTHER THAT Council approves the Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant application from All Treat Farms in support of the upcoming expansion at 7963 Wellington Road 109 in Arthur.

- c. Report EDO 2023-007 Saugeen Connects International Women’s Day (IWD) & Advancing Women Economically (A.W.E.) Webinar Series 053

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-007 being an update on Saugeen Connects International Women’s Day and Advancing Women Economically Webinar series.

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North supports the 2023 Saugeen Connects Strategic Plan and areas of focus.

### 3. FINANCE

- a. Vendor Cheque Register Report, February 14, 2023 057

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated February 14, 2022.

### 4. OPERATIONS

- a. Report OPS 2023-008 being a report on the proposed Mount Forest Outdoor Pool and Aquatics Centre 063

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-008 being a report on the proposed Mount Forest Outdoor Pool and Aquatics Centre;

AND FURTHER THAT Council direct staff to bring this project back to Council for consideration and decision as part of the 2023 budget discussion.

### 5. COUNCIL

- a. Wellington North Power Inc., Quarterly Newsletter, Quarter 4: October 1 to December 31, 2022 066

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Power Inc., Quarterly Newsletter, Quarter 4: October 1 to December 31, 2022

## 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 February 21, 2023 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 Renken (Ward 1):

- Recreation, Parks and Leisure Committee
- Wellington North Cultural Roundtable
- Upper Grand Trailway Wellington Sub Committee
- Mount Forest Aquatic Ad Hoc Advisory Committee

Councillor Burke (Ward 2):

- Mount Forest Business Improvement Area
- North Wellington Health Care Corporation Louise Marshall Hospital Board of Directors
- Mount Forest Aquatic Ad Hoc Advisory Committee
- Mount Forest Fireworks Festival Committee
- Lynes Blacksmith Shop Committee

Councillor Hern (Ward 3):

- Mount Forest & District Chamber of Commerce
- Arthur & District Chamber of Commerce
- Arthur Business Improvement Area
- Grand River Conservation Authority

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure Committee
- Wellington County Farm Safety Committee
- Saugeen Valley Conservation Authority
- Wellington North Health Professional Recruitment Committee
- Upper Grand Trailway Wellington Sub Committee
- ROMA Zone 2 Chair

Mayor Lennox:

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

**BY-LAWS**

- a. By-law Number 013-23 being a by-law to authorize the sale of real property, Pt Lt 13 Con WOSR Division 1 & 2 Arthur Twp, Pt 12, 61R8621; Wellington North; T/W DN22899, RO666049, RO723376, RO724277 070
- b. By-law Number 014-23 being a by-law to amend By-law 013-20 being a Procedure Bylaw for governing the calling, place and proceedings of meetings of the Recreation, Parks and Leisure Committee of Council for Wellington North 082
- c. By-law Number 015-23 being a by-law to amend By-law 014-20 being a by-law to authorize the execution of an agreement between the Corporation of the Township of Southgate and the Corporation of the Township of Wellington North 083

Recommendation:

THAT By-law Number 013-23, 014-23, and 015-23 be read a First, Second and Third time and enacted.

**CULTURAL MOMENT**

- Celebrating Anita Stewart 084

**CLOSED MEETING SESSION**

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

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

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:

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

1. REPORTS

- a) Report EDO 2023-005 Senior of the Year Nominees
- b) Report HR 2023-02 Wellington North Proposed New Positions and Organizational Restructure

2. REVIEW OF CLOSED SESSION MINUTES

- February 6, 2023

3. 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 EDO 2023-005 Senior of the Year Nominees;

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 2023-02 Wellington North Proposed New Positions and Organizational Restructure

AND FURTHER THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the February 6, 2023 Council Meeting

#### **CONFIRMING BY-LAW**

**085**

Recommendation:

THAT By-law Number 016-23 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on February 21, 2023 be read a First, Second and Third time and enacted.

#### **ADJOURNMENT**

Recommendation:

THAT the Regular Council meeting of February 21, 2023 be adjourned at :\_\_ p.m.

<b>MEETINGS, NOTICES, ANNOUNCEMENTS</b>		
Special Council Meeting - Budget	Monday, February 27, 2023	2:00 p.m.
Regular Council Meeting	Monday, March 6, 2023	2:00 p.m.
Saugeen Connects International Women's Day event "Inspiring Women & Embracing Diversity", Neustadt Community Hall	Wednesday, March 8, 2023	6:00 p.m. – 9:00 p.m.
Recreation, Parks and Leisure Committee, via video conferencing	Tuesday, March 14, 2023	4:00 p.m.
Regular Council Meeting	Monday, March 20, 2023	7:00 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**





# 2023 Draft Work Plan & Budget

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February 21, 2023



**Maitland**  
**CONSERVATION**



# Vision: Working for a Healthy Watershed





# Mission: Providing Leadership to restore water, forests and soil





# Priorities



Reducing the risk of property damage



Conservation Areas: Setting a good example



Keeping soil and nutrients on the land

# 2023 Mandatory Projects

- Watershed Resource Management Strategy
- Conservation Areas Inventory/Strategy
- Asset Mgmt Plan: Flood/Erosion Infrastructure
- Ice Management Plan



# Services & Programs Agreement



**Maitland**  
**CONSERVATION**



# Surplus infrastructure & property



**Wawanosh Nature Centre**

**Galbraith Conservation Area**



**Brussels Mill**



# Forest Health Assessment







009



Rural Storm Water Mgmt.  
Cover Crops  
Naturalizing Flood Plains

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## 2023 Draft Budget: Drivers of Increase

- Increase in demand for services
- Infrastructure renovations
- Salaries and benefits Changes
- Increasing Insurance Costs



## 2023 Budget & Levy

- Draft Budget: \$4,195,276
- Levy Increase: \$89,777
- Wellington North Increase: \$2,243

# Feedback on Draft Work Plan & Budget



MVCA's Members - 2018

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – FEBRUARY 6, 2023 AT 2:00 P.M.  
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.  
CLOSED SESSION TO FOLLOW OPEN SESSION  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH  
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

**Members Present:**

**Mayor: Andrew Lennox  
Councillors: Sherry Burke VIA ZOOM  
Lisa Hern  
Steve McCabe  
Penny Renken VIA ZOOM**

**Staff Present:**

<b>Chief Administrative Officer:</b>	<b>Brooke Lambert</b>
<b>Director of Legislative Services/Clerk:</b>	<b>Karren Wallace</b>
<b>Deputy Clerk:</b>	<b>Catherine Conrad</b>
<b>Chief Building Official:</b>	<b>Darren Jones</b>
<b>Economic Development Officer:</b>	<b>Dale Small</b>
<b>Human Resources Manager:</b>	<b>Amy Tollefson</b>
<b>Director of Finance:</b>	<b>Farhad Hossain</b>
<b>Director of Operations:</b>	<b>Matthew Aston</b>
<b>Recreation Community Coordinator:</b>	<b>Tasha Grafos</b>
<b>Manager, Environmental and Development Services:</b>	<b>Corey Schmidt</b>
<b>Risk Management Officer:</b>	<b>Kyle Davis</b>
<b>Manager, Recreation Services:</b>	<b>Tom Bowden</b>
<b>Manger of Development Planning:</b>	<b>Curtis Marshall</b>
<b>Senior Planner:</b>	<b>Matthieu Daoust</b>

**CALLING TO ORDER**

Mayor Lennox called the meeting to order.

**ADOPTION OF THE AGENDA**

RESOLUTION: 2023-019

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Agenda for the February 6, 2023 Regular Meeting of Council be accepted

With the amendment to By-law to read development.

and passed.

CARRIED

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**CLOSED MEETING SESSION**

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

(3.1) A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.

2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

RESOLUTION: 2023-020

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:33 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

(3.1) A meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.
2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

CARRIED

## 1. REPORTS

- a. Planning & Development Introduction

## 2. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-021

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:57 p.m.

CARRIED

RESOLUTION: 2023-022

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Planning and Development Introduction presentation.

CARRIED

## PRESENTATIONS

1. Grand River Conservation Authority, Samantha Lawson, CAO, and Sonja Radoja, Manager Corporate Services (presented virtually)
  - 2023 Budget Presentation

Ms. Lawson and Ms. Radoja presented information regarding the Grand River Watershed history, statistics, purpose, strategic priorities, 2023 budget challenges and the 2023 Draft Budget. The Wellington North municipal levy will increase by 3.3% for a total levy of \$57,083.

Councillor McCabe inquired what the GRCA is planning for the Damascus dam and trails. He also inquired about snowmobile clubs using GRCA lands as part of their trail system. Ms. Lawson explained that funds from the municipal levy are not used for those areas; but, the GRCA would be willing to work with the Township to open the areas. The GRCA has been contacted by District 9 regarding snowmobiling. They have raised money for a lawyer and will be working with the Conservation Authority on the trails.

Councillor Hern commented that there are many water festival events to the south and asked why similar events are not held here. Ms. Lawson stated that those areas in which the events are held are funded by the County.

2. Guelph Wellington Crime Stoppers, Sarah Bowers-Peter, Program Coordinator
  - 2023 Update

Ms. Bowers-Peter provided an update on Guelph Wellington Crime Stoppers (GWCS). GWCS was founded in 1988 and 2023 marks 35 years serving the community. They are a registered charity; but stressed they are not police. Cash rewards are given if an arrest is made. They rely on fundraising and donations from individuals, businesses and organizations to pay rewards and operate the program; not tax dollars. Information was presented regarding statistics, fundraising, GWCS presentations, additional programs, and awards.

#### **RECESS TO MOVE INTO PUBLIC MEETING**

RESOLUTION: 2023-023

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the February 6, 2023 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- Cobblestone Diversions Inc., Minor Variance
- Cordon Canada Ltd., Minor Variance
- Township of Wellington North, Zoning By-law Amendment

CARRIED

#### **RESUME REGULAR MEETING OF COUNCIL**

RESOLUTION: 2023-024

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the February 6, 2023 Regular Meeting of Council at 3:22 p.m.

CARRIED

#### **PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING**

- a. By-law Number 010-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (WOSR Pt Lot 13, Div 1, RP61R8621, Part 12 and known Municipally as 9442 Highway 6 – Township of Wellington North)

RESOLUTION: 2023-025

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 010-23 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. (WOSR Pt Lot 13, Div 1, RP61R8621, Part 12 and known Municipally as 9442 Highway 6 – Township of Wellington North)

CARRIED

## DEPUTATIONS

1. Rachel Kéry, 421 King St. E., Mount Forest
  - Zoning proposal for 425-427 King St. E.

Ms. Kéry presented concerns with the proposed development including exacerbation of issues already in the neighbourhood. She noted there are areas, including the lots in question, that have waterlogged soil for several months of the year, garbage piled curbside that is strewn or blown all over their properties, speeding cars, loss of mature trees and greenspace and an increase of noise and light pollution from building density.

She advised she contacted the Ministry of Environment and Conservation of Parks to inquire about the various species of birds and animals living in the untended portion of the proposed property. She requested that any studies done be forwarded to her.

After the December 2022 meeting she talked to neighbours, and over fifty people signed a petition to not change the zoning to permit 18 cluster homes. They wish to have the area remain as a medium density area, which they had expected to stay that way. with a balance between development and greenspace.

2. Reid Rayfield, 433 King Street East, Mount Forest
  - Rezoning of 425 – 427 King St. East

Mr. Rayfield commented that in the summer he saw the developers opening up catch basin lids to check grade. The noted the area is a wet zone and questioned why there is no water retention pond on the plan. He expressed concerns on the size of the space for snow storage and the playground. He feels garbage will continue to be an issue because the units close to the street will put it at the curb or onto neighbouring backyards.

3. Farhan Mahmood, Mctrach Capital & 427 Management Service Inc.
  - Rezoning of 425 – 427 King St. East

Mr. Mahmood stated that more housing is needed as we hear from all directions that there is a housing crisis. First time home buyers and young families are struggling to get into the market. Every Municipal and Provincial guideline states that we need to increase density and provide housing to the first-time home buyer. This project will address those needs by providing housing for young families while preserving the neighborhood at reasonable prices.

Building eighteen townhouses is a perfect balance between greenspace and density, as well as what is happening in the neighbourhood. Many neighbours understand that development must happen. Neighbours expressed concern with people walking across



their backyards and this development will stop this access to those properties due to fencing. The traffic impact report noted increased traffic will be negligible. The garbage collection will be privatized to ensure they are not a burden on the municipality. There will be two parking spots per unit plus five additional parking spots. Every townhouse will have a larger backyard than others in the area to allow for a play area as well as a large area for greenspace. A stormwater management plan has been completed and the engineer concluded that they can contain the rainwater in their land with underground tanks and will not impact neighbouring properties. Lawn maintenance, garbage and snow removal will be the responsibility of the condo corporation. The proposal is in line with Provincial policies.

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

1. Regular Meeting of Council, January 16, 2023

RESOLUTION: 2023-026

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council held on January 16, 2023 be adopted as circulated.

CARRIED

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

No business arising from previous meetings

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

2a, 2c, 3b, 3c, 4b, 5a, 5b, 6b, 6c, 7a, 7d

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

RESOLUTION: 2023-027

Moved: Councillor Hern

Seconded: Councillor Burke

THAT all items listed under Items For Consideration on the February 6, 2023 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 Business Improvement Area Association Meeting held on January 17, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority meeting held on December 15, 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 #88 held on March 25, 2022 and Meeting #89 held on July 22, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive Grand River Conservation Authority Summary of the General Meeting held on January 27, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Members Meeting #11-22 held on December 21, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 223-003 regarding the Final Approval of the Leroy Shantz Site Plan Agreement, 7340 Sideroad 5 East.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-005 being a report on a development agreement for 5053745 Ontario Inc.;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to enter into a development agreement with 5053745 Ontario Inc.

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023 - 001 being a report on the Memorandum of Understanding for the Arthur and Mount Forest Chambers of Commerce.

AND FURTHER THAT The Mayor and the CAO are hereby authorized to sign the By-law to enter into the Memorandums of Understanding.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated January 26, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated January 30, 2023 from Frank Vanderloo, P. Eng., B.M. Ross and Associates Limited, regarding Eastridge Landing Subdivision (Arthur) – Draft Plan 23T-13001 Phase 4 (Schmidt Drive, Lots 30 to 56 and Blocks 57 to 61) – Preliminary Acceptance for Stage 1, Stage 2, and Stage 3 – Securities Reduction;

AND FURTHER THAT Council grant 2073022 Ontario Inc. (James Coffey) Preliminary Acceptance for Stages 1, 2 & 3 of Phase 4 (Schmidt Drive) of the Eastridge Landing Subdivision (Draft Plan 23T-13001) in the community of Arthur, and a reduction in Phase 4 securities to \$442,362.00.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated January 31, 2023 from Dustin C. Lyttle, P. Eng., Triton Engineering Services Limited, regarding Cachet Developments (Arthur) – Phase 2, Preliminary Acceptance Stage I and II Municipal Services;

AND FURTHER THAT Council grant Preliminary Acceptance for Stage I and II municipal services for Phase 2 of the Cachet Development in Arthur with the guarantee and maintenance period commencing from the date of Council's resolution to grant Preliminary Acceptance.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-006 Appoint Pound Keeper;

AND FURTHER THAT Council appoint Steve Dineen as Pound Keeper and shall have the duty of carrying out and enforcing the Pounds Act, R.S.O. 1990, c.P.17, as

amended, and any applicable municipal by-laws or any other Act governing impounding of animals;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the appointment By-law.

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2023-003;

AND FURTHER THAT Council of the Township of Wellington North endorse utilizing Municipal Modernization Funds to proceed with the following projects:

- Keyless Entry Control
- Asset Management System
- MF Sportsplex Improvements
- Records Management Software/Scanning Project
- Community Satisfaction Survey (Strat Plan) Approved
- WN Fire Services Review
- Growth Management Strategy Update

THAT the Council of the Corporation of the Township of Wellington North receive the Media Release dated January 6, 2023 regarding Councillor Steve McCabe elected to Rural Ontario Municipal Association (ROMA) Board of Directors.

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington correspondence dated January 27, 2023 regarding Committee Report, County Official Plan Review – Progress Report #8.

THAT the Council of the Corporation of the Township of Wellington North receive the letter to new Councils from Barclay Nap, Vice President, Wellington Federation of Agriculture.

CARRIED

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

RESOLUTION: 2023-028

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated February 6, 2023, regarding 25 – 427 King St. E., Mount Forest Zoning By-law amendment. (Mctrach Capital & 427 Management Service)

CARRIED

RESOLUTION: 2023-029

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-004, 5053745 Ontario Inc., Site Plan Agreement, regarding the Final Approval of the 5053745 Ontario Inc., Site Plan Agreement.

CARRIED

## RESOLUTION: 2023-030

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-002 Wellington North Farmers Market (WNFM);

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

AND FURTHER THAT the Economic Development Officer be authorized to sign the Agreement;

AND FURTHER THAT Council direct staff to prepare the necessary temporary road closure permit application for each Saturday from June 17th to Sept. 30th, from 8:30am to noon, for the portion of 320 King St. E at the Fairgrounds entrance in Mount Forest.

CARRIED

## RESOLUTION: 2023-031

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-003 being a report on the Senior of the Year Award, National Volunteer Week and the upcoming Volunteer and Newcomer Celebration,

AND FURTHER THAT Council, in recognition of the important role that Volunteers, not-for-profit organizations and community groups play in our municipality, supports the mayor's proclamation, proclaiming April 16 - 22, 2023, as National Volunteer Week,

AND FURTHER THAT Council invites all volunteers and newcomers in our community to join us on Thursday April 20th, 2023, from 4:30pm -7:00pm at the Arthur & Area Community Centre for a Volunteer and Newcomer Celebration.

CARRIED

## RESOLUTION: 2023-032

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report TR2023-04 being a report on the 2023 Ontario Municipal Partnership Fund (OMPF) and Ontario Community Infrastructure Fund (OCIF) Allocation.

CARRIED

## RESOLUTION: 2023-033

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-003 being a report on Council approval of the Cork Street rehabilitation project (Waterloo and Princess Streets) in advance of the formal 2023 capital budget approval;

AND FURTHER THAT Council approve a budget of \$862,000, which will be included, and assumed pre-approved, within the 2023 capital budget for the reconstruction of this section of Cork Street;

AND FURTHER THAT Council direct staff to commence procurement of this project as soon as possible.

CARRIED

RESOLUTION: 2023-034

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive and approve Report OPS 2023-007 being a report on the Township's 2022 drinking water systems annual and summary report;

AND FURTHER THAT Council directs staff to submit the approved report to the applicable agencies and make the report available to the public.

CARRIED

RESOLUTION: 2023-035

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-007 being a report on Amending the Agreement to Appoint a Facility to Impound Livestock Under the Pounds Act and to set remuneration;

AND FURTHER THAT the agreement be amended as follows:

That Section 1 of the agreement:

The Township of Wellington North agrees to pay to David Carson Farms & Auction Services Ltd. an annual retainer of \$500.00 to be paid January 1, a hold fee per day per animal of \$20.00, transportation fee of \$1.20 per kilometer and \$100.00 per hour for labour to load livestock.

Be replaced with

The Township of Wellington North agrees to pay to David Carson Farms & Auction Services Ltd. an annual retainer of \$1,000.00 to be paid January 1, a hold fee per day per animal of \$20.00, transportation fee of \$1.50 per kilometer and \$100.00 per hour for labour to load livestock.

AND that the following clause be included in the agreement:

THAT the agreement shall terminated on December 31, 2026.

AND FURTHER THAT the Mayor and Clerk be authorized to sign the By-law to amend the agreement.

CARRIED

RESOLUTION: 2023-036

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2023-002, the 2022 Year in Review.

CARRIED

RESOLUTION: 2023-037

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Corporation of the Municipality of West Grey Notice of Application and Public Meeting, dated January 19, 2023, for a Proposed Zoning Bylaw Amendment, JMAR Meats, 311050 Highway 6.

CARRIED

RESOLUTION: 2023-038

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Warren Fink, 363 Jeremy's Crescent, regarding request to rezone 425 & 427 King Street, Mount Forest, from R2 to R3.

CARRIED

### **NOTICE OF MOTION**

Councillor Burke requested that the following motion be brought to the February 21, 2023 Regular Council Meeting.

THAT Council of the Corporation of the Township of Wellington North direct staff to undertake a cost benefit analysis on the current planning services provided to the Township by the County of Wellington compared to having an in-house planner on staff.

### **COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor Burke (Ward 2):

- Mount Forest Aquatic Ad Hoc Advisory Committee meeting February 7 at 7:00 p.m.

Councillor McCabe (Ward 4):

- Mount Forest Physician Recruitment Committee met last week. We are in decent shape right now with residents and doctors, and with residents that want to come back. He would support the committee's \$15,000 request this year. They would like to us funds to create a promotional video.
- Recreation, Parks and Leisure Committee Meeting February 7 at 4:00 p.m.
- Community garden meeting in Mount Forest February 7 at 7:00 p.m.
- Saugeen Valley Conservation Authority meeting coming up
- His first ROMA meeting will be on February 17

### **BY-LAWS**

- a. By-law Number 004-23 being a by-law to amend By-law 069-16 being a by-law to appoint a facility to impound Livestock under the Pounds Act for the Township of Wellington North

- b. By-law Number 005-23 being a by-law to appoint a Poundkeeper for the Township of Wellington North to establish the duties of the Poundkeeper to establish remuneration and repeal By-law 068-16
- c. By-law Number 006-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Park Lot 3, RP 60R2483 Pt 1 & 2 and know Municipally as 425-427 King St E, Mount Forest, Mctrach Capital & 427 Management Service Inc.)
- d. By-law Number 007-23 being a by-law to authorize the execution of a Memorandum of Understanding with the Arthur and District Chamber of Commerce and repeal By-law 007-21
- e. By-law Number 008-23 being a by-law to authorize the execution of a Memorandum of Understanding with the Mount Forest and District Chamber of Commerce and repeal By-law 006-21
- f. By-law Number 009-23 being a by-law to authorize the Sale of Real Property Part Lot 10, Concession 7 being Part 1 and 3, 61R 8962 Wellington North, PIN: 71115-0100 (LT)
- g. By-law Number 011-23 being a by-law to authorize a Development Agreement between the Corporation of the Township of Wellington North and 5053745 Ontario Inc. (Wilson)

By-law Number 006-23 and By-law Number 011-23 were pulled for separate vote. By-law 006-23 is the Zoning By-law amendment for the King Street Development. By-law 011-23 is shown as a Sewage Allocation Agreement and should be a Development Agreement.

RESOLUTION: 2023-039

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT By-law Number 004-23, 005-23, 007-23, 008-23, 009-23 be read a First, Second and Third time and enacted.

CARRIED

RESOLUTION: 2023-040

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Number 006-23 be read a First, Second and Third time and enacted.

CARRIED

RESOLUTION: 2023-041

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 011-23 be read a First, Second and Third time and enacted.

CARRIED

**CULTURAL MOMENT**

- Celebrating The Raw Carrot Soup Enterprise

The Raw Carrot is a social enterprise that began in Paris, Ontario in 2014, as an initiative of the Paris Presbyterian Church. The Church wanted to support those individuals in their congregation struggling to meet basic needs. These individuals relied on the church for financial and social support; however they found it difficult to find employment to change their circumstances. The Raw Carrot became a social franchise when it opened its second location in Mount Forest in 2017 in the United Church and now has 4 locations in Ontario.

Social enterprises have a double bottom line of both purpose and profit, to ensure their sustainability as organizations. The Raw Carrot hires individuals on the Ontario Disability Support Program to cook and package handcrafted gourmet soup. The soup is sold in retailers and farmers' markets in the local community and soup can also be ordered online at [therawcarrot.com/order-online](http://therawcarrot.com/order-online). The individuals hired are provided with a supportive work environment and on the job training. They gain valuable skills while earning additional income to help meet some basic needs.

The Raw Carrot Soup Enterprise has an Advisory Board that help strengthen, support, encourage, challenge, hold accountable and help govern its growth. They partner with churches who donate the use of their commercial kitchens, with local employment agencies who offer job coaching and job subsidy for new staff, with local community groups who support them through soup sales, with service clubs that provide small grants, and with small business centres that provide advice and support in running a social franchise.

Locally, the Township of Wellington North has been very supportive of The Raw Carrot, as has Kindred Credit Union. Some local retailers in Wellington North that sell this delicious soup are Foodland in Arthur and Mount Forest, and Meat the Butcher in Mount Forest. You can also find a booth at the Mount Forest Farmers Market and at various vendor and craft markets throughout the year.

Submitted by Sue Doherty on behalf of the Wellington North Cultural Roundtable

**MOTION TO EXTEND CURFEW**

RESOLUTION: 2023-042

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the February 6, 2023 Regular Meeting of the Council of the Corporation of the Township of Wellington North be extended past the four (4) hours curfew as set out in Section 23.1 of By-law Number 111-21 being the Procedure By-law for governing the calling, place and proceedings of meetings of Council and its Committees.

CARRIED

**CLOSED MEETING SESSION**

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



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

RESOLUTION: 2023-043

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 5:27 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

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

CARRIED

### 1. REPORTS

- HR 2023-001 Wellington North Organizational Restructure
- CLK 2023-005 Contraventions of Animal Control By-law, Canine By-law, Zoning By-law, Kennel By-law and Planning Act

### 2. REVIEW OF CLOSED SESSION MINUTES

- January 16, 2023

### 3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-044

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 6:10 p.m.

CARRIED

RESOLUTION: 2023-045

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2023-001 Wellington North Organizational Restructure

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-046

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-005 Contraventions of Animal Control By-law, Canine By-law, Zoning By-law, Kennel By-law and Planning Act.

CARRIED

RESOLUTION: 2023-047

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the January 16, 2023 Council Meeting.

CARRIED

#### **CONFIRMING BY-LAW**

RESOLUTION: 2023-048

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 012-23 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on February 6, 2023 be read a First, Second and Third time and enacted.

CARRIED

#### **ADJOURNMENT**

RESOLUTION: 2023-049

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Regular Council meeting of February 6, 2023 be adjourned at 6:12 p.m.

CARRIED

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**MAYOR**

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**CLERK**

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES – FEBRUARY 6, 2023 @ 2:00 P.M.  
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

**Members Present:**

**Mayor: Andrew Lennox**  
**Councillors: Sherry Burke VIA ZOOM**  
**Lisa Hern**  
**Steve McCabe**  
**Penny Renken VIA ZOOM**

**Staff Present:**

**Chief Administrative Officer: Brooke Lambert**  
**Director of Legislative Services/Clerk: Karren Wallace**  
**Deputy Clerk: Catherine Conrad**  
**Chief Building Official: Darren Jones**  
**Economic Development Officer: Dale Small**  
**Human Resources Manager: Amy Tollefson**  
**Director of Finance: Farhad Hossain**  
**Director of Operations: Matthew Aston**  
**Recreation Community Coordinator: Tasha Grafos**  
**Manager, Environmental and Development Services: Corey Schmidt**  
**Risk Management Officer: Kyle Davis**  
**Manager, Recreation Services: Tom Bowden**  
**Manger of Development Planning: Curtis Marshall**  
**Senior Planner: Matthieu Daoust**

**CALLING TO ORDER - Mayor Lennox**

Mayor Lennox called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**OWNERS/APPLICANT**

Township of Wellington North

**LOCATION OF THE SUBJECT LAND**

The land subject to the proposed amendment is described as 9442 Highway 6, WOSR Pt Lot 13, Div 1, RP61R8621, Part 12. The property is 5.11 ha (12.62 ac) in size and is currently vacant. .

**PURPOSE AND EFFECT OF THE APPLICATION**

The property is currently zoned Agricultural Site Specific (A-71) which only permits the use of the property as a sanitary landfill and associated buffer area. The purpose and effect of the amendment is to rezone the lands from Agricultural Site Specific (A-71) to Agricultural Site Specific (A-114) to permit the use of the property for rural industrial uses.

**NOTICE**

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on January 13, 2023.

## PRESENTATIONS

Curtis Marshall, Manager of Development Planning, County of Wellington, Township of Wellington North

- Planning Report dated January 31, 2023

### Planning Opinion

The purpose of this zoning by-law amendment is to rezone the subject property from Agricultural Site Specific (A-71) to Agricultural Site Specific (A-114) with Holding provision (H) to facilitate the future use of the property for agricultural commercial and rural industrial uses. The current zoning only permits the use of the property as a sanitary landfill and associated buffer area. The property is 5.11 ha (12.62 ac) in size and is owned by the Township of Wellington North.

Planning staff have no concerns with the proposed application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Council consideration.

A holding provision (H) has been included as part of the draft zoning by-law which requires that a D-4 Compatibility Study be completed to the satisfaction of the County of Wellington Solid Waste Services (SWS) Division prior to the issuance of any future building permit(s) on site.

### INTRODUCTION

The property subject to the proposed amendment is described as WOSR Pt Lot 13, Div 1, RP61R8621, Part 12 and known Municipally as 9442 Highway 6. The property subject to the proposed amendment is approximately 5.11 ha (12.62 ac) in size and is currently vacant.

### PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands to Agricultural Site Specific (A-114) to permit agricultural commercial and rural industrial uses on the property. The subject property is currently zoned Agricultural with a site-specific provision (A-71) which only permits the use of the property for a sanitary waste landfill including any associated buffer areas.

### PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the PRIME AGRICULTURAL AREA. Section 2.3.3.1 of the PPS allows for agriculture-related uses provided those uses are compatible with, and shall not hinder surrounding agricultural operations. Agricultural-related uses include “farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation”.

Section 2.3.3.3 requires that new land uses, including the creation of lots, shall comply with MDS 1 setbacks. Planning Staff have confirmed that MDS 1 setbacks have been met to adjacent livestock facilities.

### WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated as PRIME AGRICULTURAL. Section 6.4.3 (b) and (c), of the Plan provides consideration for secondary uses and agriculture-related uses. Agricultural-related uses include “farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation”.

Section 13.8.2 – Status Zoning, states that a legally established use which does not conform with the policies of the Official Plan may be recognized as a permitted use in the local municipal zoning by-law. A Council may also consider zoning the property to allow a similar or more compatible use or to provide for a limited expansion of the current use. Council shall have regard for the following matters:

- a) The need for the change or extension of the use;
- b) The proposed use is not offensive with regard to noise, vibration, smoke, dust, fumes, odour, lighting and complies with the Health Protection and Promotions Act;
- c) Compatibility;
- d) The need for landscaping, screening, buffering and setbacks;
- e) Traffic impacts and parking;
- f) The adequacy of services;
- g) Impacts on the natural environment;
- h) Impacts on groundwater and surface water quality and quantity in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan.

Section 13.8.3 of the Wellington County Official Plan states that “Council... may consider applications to extend a non-conforming use or to allow a similar or more compatible use of land.”

#### WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Agricultural Site Specific (A-71). Permitted uses are limited to only a “sanitary waste landfill including any associated buffer areas”.

The purpose of the application is to rezone the lands on a site specific basis to permit agricultural commercial and rural industrial uses.

#### PLANNING DISCUSSION

##### Provincial D-4 Compatibility Guidelines

The subject property is adjacent to the Riverstown Waste Facility which includes a landfill. The Ministry of the Environment has established a guideline (D-4) which specifies restrictions and controls on land uses in the vicinity of landfills and dumps, in order to protect the health, safety, convenience and welfare of residents near such facilities. The guideline applies to all proposals for land use on, or near, operating and non-operating landfills, (as defined in O. Reg. 347) and dumps which contain municipal solid waste, industrial solid waste and/or sewage sludges.

The County of Wellington Solid Waste Services (SWS) Division has informed Planning Staff that a D-4 Study will need to be completed for any proposed development on the subject property. The study will need to be prepared based on the specific development as proposed, and will review impacts, assess risks, and recommend setbacks, buffering etc. for the proposal.

Planning Staff have included a Holding (H) provision as part of the draft zoning by-law amendment which will require that a D-4 Study be completed prior to development of the site and issuance of a building permit. Planning Staff have confirmed with County SWS that they are agreeable to this approach.

##### Site Plan Approval

Planning Staff note that site plan approval will be required for the proposed development which will finalize details relating to tree planting and retention,

buffering, fencing, snow storage etc. and address compatibility of the building with the adjacent properties.

#### Draft Zoning By-law Amendment

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

The proposed site specific zoning for the property includes the following provisions:

- Permitted uses include Agriculturally Related Commercial and Industrial Uses, and Rural Industrial Uses as listed in Section 25.1 of the By-law.
- The permitted uses shall be subject to the Rural Industrial (RIN) zone regulations under sections 25.2, 25.3 and 25.4 of the By-law.
- Buffering which may include berming, tree plantings, and/or fencing shall be required adjacent to any existing residential dwellings.

As identified above, a Holding Provision (H) is being proposed which requires that a D-4 Study Compatibility Study be completed to the satisfaction of the County of Wellington Solid Waste Services (SWS) Division prior to development of the site and issuance of a building permit.

#### Conclusion

Planning staff have no concerns with the proposed application. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan.

### **CORRESPONDENCE FOR COUNCIL'S REVIEW**

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated January 25, 2023 (No Objection)

Lorne Horst

- Letter received January 30, 2023

### **REQUEST FOR NOTICE OF DECISION**

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

### **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

James Martin, Sentry Door Inc., was available to answer questions.

### **COMMENTS/QUESTIONS FROM COUNCIL**

Councillor McCabe inquired if they should wait to pass the by-law until the D-4 Study Compatibility Study is completed. Curtis Marshall, Manger of Development Planning, explained that there is an order of operations. The study cannot be completed until we know what is being proposed The County of Wellington Solid Waste Services (SWS) Division is satisfied with the holding provision.

Mayor Lennox asked what happens if the study indicates the proposed use cannot happen. Mr. Marshall commented that the design would need to consider the sensitivity of the proposal. It is most likely appropriate in this situation.

**ADJOURNMENT**

RESOLUTION: 001-2023

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Public Meeting of February 6, 2023 be adjourned at 3:21 pm.

CARRIED

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**MAYOR**

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**CLERK**

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
RECREATION, PARKS AND LEISURE COMMITTEE MEETING MINUTES  
TUESDAY, February 7, 2023 @ 4:00 P.M.  
VIA WEB CONFERENCING**

**Committee Members Present:**

- Steve McCabe, Councillor, Chair
- Penny Renken, Councillor, Member
- Jim Ferguson, Councillor Township of Southgate, Member
- Andy Lennox, Mayor, ex-officio

**Regrets:****Staff Members Present:**

- Brooke Lambert, Chief Administrative Officer
- Matthew Aston, Director of Operations
- Karren Wallace, Clerk
- Tom Bowden, Recreation Services Manager
- Tasha Grafos, Community Recreation Coordinator
- Jessica Turnbull, Administrative Support

**Guests:**

- Kyle Ferguson, Vice President, Mount Forest Minor Hockey

<b>Calling to Order</b>
<p>Chair McCabe called the meeting to order at 4:00 p.m.</p> <p>Warm welcomes and introductions for new members, Councillor Ferguson, Township of Southgate.</p> <p>Councillor Renken joined at 4:05pm</p>
<b>Adoption of Agenda</b>
<p>RESOLUTION RPL 2023-001 Moved by Member Ferguson Seconded by Member Renken</p> <p>THAT the agenda for the February 7, 2023, Township of Wellington North Recreation, Parks, and Leisure Committee meeting be accepted and passed.</p> <p>CARRIED</p>
<b>Disclosure of Pecuniary Interest</b>
None
<b>Deputation</b>
<p>Kyle Ferguson, Vice President, Mount Forest Minor Hockey Association RESOLUTION RPL 2023-002</p>



Moved by Member Renken

Seconded by Member Ferguson

THAT the Recreation, Parks and Leisure Committee receive for information the deputation from the Mount Forest Minor Hockey Association.

CARRIED

Mr. Ferguson stated that in the past year minor hockey has been running into ice time issues. Extension in the hockey season has led to an increased demand for ice time. Minor Hockey would like to have the ice extension policy amended to include their needs along with the Mount Forest Patriots- which would allow ice to stay in for their playoffs. They understand the clause of minimum ice time required and feel the 30-hr. minimum seems to be farfetched.

Mr. Ferguson said that MFMHA is the main ice user of the arena and should be treated equally with the Patriots, who use less ice. It is difficult for teams to go out and source ice elsewhere when our home ice could stay in and be used.

Mayor Lennox asked Mr. Ferguson about the lengthening of the season for minor hockey, as Mr. Ferguson stated there has been some change over the past couple of years, and asked what is driving that.

Mr. Ferguson responded with OMHA is now doing tournament styles for All-Ontario, making league play go until March Break and or beyond. This year's format is meaningful hockey for everyone until March Break. If you are a finalist, you playoff until the end of March and into April. After this time, there are tournaments for All-Ontario. Girls' hockey goes on into the middle of April for their provincial tournaments. The start of hockey isn't until the week after Labor Day where in the past it used to be August, thus pushing the season further back.

Mr. Ferguson acknowledged the cost of running the arena but thought there could be a lot of Spring Hockey and Spring tryouts.

Mayor Lennox asked about pushing the ice start date back and looking at the entire calendar.

Mr. Ferguson explained that after Labor Day is when OMHA gives minor hockey the green light to start, and September is very busy. You are not allowed to have sanctioned ice before Labor Day.

The DOO stated that the Township staff live by the policy, and it has rules set out and if it is economically feasible, they would look to extend.

The RSM added, it takes two weeks to put the ice in and have had it ready for the first day after Labor Day, it will come out this year on April 12<sup>th</sup>. Staff have always worked with Amy Parker the ice scheduler for MFMHA, and she will provide minor hockey ice time needs for April.

<b>Minutes of Previous Meeting – November 8, 2022, approved at Council on December 5, 2022</b>
<p>RESOLUTION RPL 2023-003 Moved by Member Ferguson Seconded by Member Renken</p> <p>THAT the Recreation, Parks and Leisure Committee receive for information the minutes of the November 8, 2022, Committee Meeting.</p> <p>CARRIED</p>
<b>Business Arising From Minutes</b>
None
<b>Ad Hoc Committee Updates</b>
Mount Forest Aquatics Ad Hoc Meeting tonight at 7PM
<b>Reports</b>
<p>OPS 2023-004 Winter Storm Event</p> <p>RESOLUTION RPL 2023-004 Moved by Member Ferguson Seconded by Member Renken</p> <p>THAT the Recreation, Parks and Leisure Committee receive for information Report RPL 2023- 004 being a report on the outcomes of the winter storm event of December 22 – December 25, 2022.</p> <p>CARRIED</p> <p>The CRC spoke to the holiday winter storm, stating that the CAO made the decision that the Township office would be closed December 22 and 23. Recreation staff made the decision on the morning of Thursday December 22 to cancel the holiday morning camp that was scheduled for Friday Dec 23. On December 23 and 24, there were cancellations of ice time for minor sports groups and private ice rentals and these cancellations continued to Dec 24.</p> <p>Mount Forest &amp; District Sports Complex and the Arthur &amp; Area Community Centre opened as warming centres on December 23 and 24. Arthur had three stranded travellers use the shelter over the 2 days. One on Dec 23, arriving at around 7:30pm who had to spend the night in the arena. Two more travellers arrived on the 24<sup>th</sup>, one in the morning and another in the afternoon. When warming centres closed at 3pm on Dec 24, local volunteers were able to find lodging for the three people that had been in the Arthur Arena. The warming centre in Mount Forest was not used.</p> <p>Chair McCabe put a shout out to Bonnie MacIntosh and the Presbyterian Church for their efforts during the winter storm.</p> <p>Mayor Lennox spoke to our emergency management as the term “warming center” has certain expectations that we can house people over night, and the expectation</p>

that we have resources to care for these people. This creates a communication issue as we do not have these resources available. The Township may need to consider new terminology.

Chair McCabe agreed and wondered if the County's emergency preparedness could offer insight or if we can set up a program with them so if this happens again there is no expectation the arenas will be seen as warming centers.

The CAO clarified she had conversations with various groups during the storm and when the OPP asked us to open the warming center in the arena, staff reached out to the Red Cross who were unable to provide aid, as roads were closed.

Additionally, there were challenges with staffing. In discussion with Bonnie MacIntosh, insight on how their volunteer group works was provided. The group does like having the autonomy to be able to fill the needs and are hoping for broader streamlined communication from the Township and the County.

Mayor Lennox thanked the Recreation staff for their response and has had been having conversations with OPP on how The Township can better communicate with people to keep them off the roads during a dangerous winter storm.

The RSM added his agreeance with the Mayor - that people will show up at the arenas looking for resources. Adding both Arena Operators Jen and Chris did a phenomenal job during the weather event.

OPS 2023-006 Terms of Reference Recreation, Parks, and Leisure Standing Committee of Council

RESOLUTION RPL 2023-005

Moved by Member Renken

Seconded by Member Ferguson

THAT the Recreation, Parks and Leisure Committee receive for information Report RPL 2023- 006 being a report on amendments recommended to the Terms of Reference (TOR) for the Committee;

AND FURTHER THAT Committee recommend the Council of the Township of Wellington North approve the following changes to the TOR for the Committee:

- Meetings will be typically scheduled for 4pm of the first Tuesday of the month, except for January and August, or at the call of the Chair; and

- Meetings will be held in person or remotely.

AND FURTHER THAT Committee recommend Council direct staff to update the TOR accordingly.

CARRIED

The DOO expressed this is a housekeeping item so members can see when the meetings are and any provisions for the meetings.

#### OPS 2023-005 Recreation Master Plan Update

##### RESOLUTION RPL 2023-006

Moved by Member Ferguson

Seconded by Member Renken

THAT the Recreation, Parks and Leisure Committee receive for information Report RPL 2023- 005 being a report on updates to the Recreation Master Plan.

##### CARRIED

The DOO discussed the report with committee and how it is looking at the 2018 Recreation Master plan. The report updates members on the idea that recreation is getting to be a wider focus in our community and we need to be aware of it as a reality.

Chair McCabe would like to see the addition of the Optimist multi use pad in the Recreation Master Plan.

Mayor Lennox remembers discussion of the Rec Mater plan five years ago and talks about the arena roof, pool and expanding recreation offerings. The Township is at a point where a refresh is needed to ensure the plan is up to date going forward. The mayor added he would like life cycle costing to ensure it is an affordable plan and if not, The Township can look at alternatives.

Chair McCabe added a fresh update would be nice for residents to see.

The CAO explained that planning to do an update would make sense for early next year to determine the scope and The Township will hopefully have an asset manager in place that can assist with cycle costing in an updated RMP.

#### **Items for Consideration**

Chair McCabe would like the Arthur Optimist Multi use pad added to the Rec Master Plan.

#### **Roundtable**

##### Unauthorized Vehicles using Trailways and Parks (Verbal)

The DOO spoke to ongoing complaints received about motor vehicles on the rail trail in the town of Mount Forest (Durham ST to Industrial Dr). Staff have put together signs to display “no unauthorized motor vehicles permitted”, however the Township does not have the means to enforce.

The DOO added there are complaints about snow mobiles.

Mayor Lennox has spoken with OPP about this trail, and they advised that without signs, they are unable to enforce at all. Adding signs would allow them to enforce as needed.

Mayor Lennox is supportive with signage and added staff need to be thoughtful about the safety for walking pedestrians if directing them.

#### Wellington North Walking Track Sponsorship (Verbal)

The CRC discussed the new walking track sponsorship for the Township. There were patrons in Arthur that were unhappy with the available hours for walking indoors and the fee associated with the indoor walking program. Likewise, in Mount Forest, there were participants in the indoor walking program that were not pleased about the fees.

In speaking with RSM and Recreation Facilities Supervisor about ideas on how to rectify, the first problem was easily remedied. The indoor walking hours in Arthur were increased from two days a week to five days a week and extended the time to 9am – noon. (previously 9am – 11am). The increased programming in Arthur began the first week of November and this was well received by the participants of the program.

Rec Staff also decided to make indoor walking available all year round in both Arthur and Mount Forest.

The RSM stated that in previous years, pre-COVID, the walking track in Mount Forest brought in more than \$5000 per year. From there, the CRC developed sponsorship opportunity for the walking tracks forming a united Wellington North Walking Track Sponsorship opportunity. This opportunity would allow community groups and local businesses to sponsor indoor walking in both facilities for one year for \$1000.00. After approaching a few businesses and local community groups, six sponsors stepped up.

- BM Ross
- Canadian Flat Roof Systems
- Lions Club of Arthur
- Lions Club of Mount Forest
- Branch 134 Catch the Ace Committee
- Seniors' Centre for Excellence

A big thank you to these sponsors that will allow indoor walking from March 1, 2023 to February 29, 2024 free of charge for patrons.

#### Ice Extension (Verbal)

Th RSM is working with minor hockey to extend the ice until April 12<sup>th</sup>. Currently there is a tournament booked for April 1<sup>st</sup> and Ringette is on board for a couple hours a week. Staff will be checking in with other groups to utilize ice time.

Chair McCabe asked when lacrosse starts.

The RSM stated lacrosse starts April 1<sup>st</sup> in Arthur and there is no lacrosse in Mount Forest. Centre Wellington has reached out to book floor time this summer as their

Elora arena is undergoing construction. On March 20<sup>th</sup> the ice will be coming out in Arthur.

#### Community Garden Newsletter

The DOO discussed the Mount Forest Family Health Team has found a property for their community garden and the more we can promote them the better as they are doing a community service.

#### Mount Forest Pool Concepts

The DOO explained how much, financially, the Township is willing to put forward to the pool is an important conversation as the cost of this project is very big. There are staffing costs and ongoing costs to consider as well.

Mayor Lennox indicated that we need a longer-term view in terms of the financial implications knowing other issues are coming. Looking at a 10-year financing plan is a consideration to help explain costs to residents and rationalize there is a plan in place and that the Township is not recklessly spending. Developers also need to come to the table.

The CAO mentioned this is one of the items initiating the 10-year view and will be presented in the capital budget process. Staff have heard those comments and want to assist council with those decisions. The chair asked about a timeline and the CAO explained tomorrow there will be a conversation with senior managers to get a better sense, as the Capital Budget will be presented Feb 27<sup>th</sup>

#### **Adjournment**

RESOLUTION RPL 2023-007

Moved by Member Renken

Seconded by Member Ferguson

*THAT the Township of Wellington North Recreation, Parks and Leisure Committee meeting of February 7, 2023, be adjourned at 5:39 p.m.*

CARRIED

039

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES  
FEBRUARY 7, 2023 @ 7:00 P.M.  
MOUNT FOREST SPORTS COMPLEX MEETING ROOM

Committee Members Present:

Sherry Burke, Councillor, Chairperson  
Penny Renken, Councillor  
Shelley Weber, Public Member  
Jessica McFarlane, Public Member  
Lori Doney, Public Member  
Vern Job, Lions Member  
Al Leach, Lions Member  
Ray Tout, Lions Member

Regrets:

Staff Present: Matthew Aston, Director of Operations  
Tasha Grafos, Community Recreation Coordinator  
Jessica Turnbull, Administrative Assistant

**CALLING THE MEETING TO ORDER**

Chair Burke called the meeting to order at 7:00 p.m.

**ADOPTION OF THE AGENDA**

RESOLUTION: MFA 2023-001

Moved: Member Tout

Seconded: Member Doney

THAT the agenda for the February 7, 2023, Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting be accepted and passed.

CARRIED

**DISLCOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**Minutes of Previous Meeting**

August 23, 2022 Approved at the September 12, 2022, Meeting of Council

RESOLUTION: MFA 2023-002

Moved: Member Weber

Seconded: Member Doney

THAT the Mount Forest Aquatics Ad Hoc Advisory Committee receive for information the Minutes from the August 23, 2022, committee meeting.

CARRIED

## **BUSINESS ARISING FROM THE MINUTES**

### **You've Been Flocked Update**

Member McFarlane explained to committee that the last event went well but did not receive as many donations. It was suggested to offer people a flat donation rate for birthdays and anniversaries etc. to make use of flamingos.

### **Swag and Promotional Material Update**

Chair Burke discussed with committee that both days \$1200 was made on swag at the farmer's market. Committee should look to tag on to other events held in the community. Currently t-shirts cost \$22 and are selling for \$30. The swag materials are a good way to bring awareness to residents. Chair Burke added there is lots of inventory left and committee should work on taking orders this season.

Chair Burke suggested a promotion for a kick off to the farmer's market. The farmers market table is free however if partaking in craft shows there is a table fee.

Member Tout proposed reaching out to the Lions Club about a table donation to their craft show. It is typically a busy event and would require volunteers to man the table and have township staff print off flyers for awareness.

### **Shopify Update**

Chair Burke stated swag items are on the Chamber website so far, no takers on the items.

### **Membership Update**

Looking for two new public members – bring names forward next meeting.

### **Fundraising Ideas**

Member Tout suggested keeping the You've Been Flocked events going and is unsure on the signage for one day special event rentals.

RESOLUTION: MFA 2023-003

Moved: Member Tout

Seconded: Member Leach

THAT the Mount Forest Aquatics Ad Hoc Advisory Committee offer the You've Been Flocked flamingos for one day special event rentals for a fee of \$200.00.

CARRIED

Chair Burke discussed that staff could do the social media promotion and that members will need to coordinate with the Lions Club for the flamingos as they are currently storing them.

Member Leach suggested looking into a table at the fireworks festival. Chair Burke agreed and added they will need to coordinate with the chamber. Last year's Farmers Market moved locations for the festival, and they could look to host a table there.

Member Weber approached Mount Forest Optimist Club for a collaborated trivia night hosted at the legion. The Optimist Club suggested hosting their own. Member Weber proposed a trivia



041

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES  
FEBRUARY 7, 2023 @ 7:00 P.M.  
MOUNT FOREST SPORTS COMPLEX MEETING ROOM

event at the arena for a larger venue. It is a risk free fundraiser where you do not have to put out a lot of money.

The Optimist Club provides a chilli dinner and hosts 40-50 teams with a raffle and bar. Typically hosted yearly.

Member McFarlane mentioned the Minto Farmers Market trivia night that takes place every two months with around 10-12 teams.

Chair Burke suggested looking at April or the fall for a date.

Chair Burke displayed a calendar by Habitat for Humanity which included pictures of locals from Mount Forest.

Chair Burke described the quote received from Print One with an 8.5 x11 full colour calendar looking at 100 costing \$1250 and 250 for \$2100. Chair Burke mentioned it would be difficult trying to keep the images off Facebook to keep the pictures a surprise. Member Leach added committee could sell the months to local business for sponsorships and leave it at their business to help sell it.

Chair Burke will continue to work on the calendar to have it ready for 2024.

Ideas circulated of having a photo contest or organizing the photos by the committee. The committee agreed that the best way to produce the calendar would be through their own photography.

## **ITEMS FOR CONSIDERATION**

### **Financial Update**

Member Tout updated committee the bank account currently sits at \$11,397.98

Chair Burke must withdraw \$300.58 for an invoice.

### **Donations**

### **Account Information**

RESOLUTION: MFA 2023-003

Moved: Member McFarlane

Seconded: Member Weber

THAT the Mount Forest Aquatics Ad Hoc Advisory Committee receive for information the verbal financial update.

CARRIED

RESOLUTION: 2023-011

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2023-001 being a report on the proposed work plan for the Mount Forest Outdoor Pool and Aquatics Centre for information;

042

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES  
FEBRUARY 7, 2023 @ 7:00 P.M.  
MOUNT FOREST SPORTS COMPLEX MEETING ROOM

AND FURTHER THAT Council approve, in principle, the work plan as presented within this report as follows:

Proposed Next Steps:

Winter 2023	Township Council reviews schematic design and probable cost estimate and provides further direction to Township staff
Winter/Spring 2023	Council decision point – “go or no go” (2023 capital budget)
Summer 2023	Architect completes design development and provides probable cost estimate to plus or minus ten percent
Fall 2023	Township Council reviews design development and probable cost estimate and provides further direction to Township staff
Winter 2024	Architect completes detailed design and specification for tendering
Winter 2024	Council decision point – “go or no go” (2024 capital budget)
Spring 2024	Tender
Spring / Summer 2024	Construction
Fall 2024	Completion of construction
Summer 2025	New Mount Forest Outdoor Pool and Aquatics Centre open for its inaugural season

CARRIED

The DOO explained the resolution included sets out a work plan for the pool to open the summer of 2025. Council will need to give consideration to the 2023 capital budget and the impact to the local taxpayer.

Member Tout conveyed frustrations of talking about fundraising while not knowing what the committee is selling.

Chair Burke mentioned if committee feels strongly about a new concept design that is something they need to recommend to council.

Member Tout suggested to try and arrange a meeting with council, so everyone is on the same page.

Member Tout asked about the Trillium Grant used in Arthur and suggested starting the application process for the pool.

Chair Burke explained the mandate for this committee is enhancements for the pool and one idea brought up at a past meeting was to hire a fundraising organization.

Member Job commented that the committee does not have a fundraising number. The Chair stated it is important to keep the conversation going in the public even without a number for fundraising.

Lions Club members are frustrated as they don't have a dollar figure they need to commit to the pool.

043

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES  
FEBRUARY 7, 2023 @ 7:00 P.M.  
MOUNT FOREST SPORTS COMPLEX MEETING ROOM

**OTHER BUSINESS/ROUNDTABLE**

Member Weber discussed her frustration of no progress since joining two years ago.

Member Tout would like committee to have a joint meeting with council.

Councillor Renken suggested having the Recreation, Parks and Leisure Committee included in the meeting.

**NEXT MEETING**

March 14, 2023 @ 7pm

Member McFarlane will be absent.

**ADJOURNMENT**

RESOLUTION: MFA 2023-004

Moved: Member Tout

Seconded: Member McFarlane

THAT the Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting of February 7, 2023 be adjourned at 8:16p.m.

CARRIED



## MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES February 14th, 2023 @ 8:00 AM

Meeting Room Mount Forest Arena

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**CALLING TO ORDER** – Andrew Coburn; Chair Mount Forest BIA

### **PRESENT ATTENDEES**

Members: Andrew Coburn, Jessica McFarlane, Kailyn Graber, Dwight Benson, Sherry Burke, Bill Nelson, Kayla Morton

Staff: Dale Small

Community Members:

### **ABSENT ATTENDEES**

Jayne Hewson

### **ADOPTION OF MINUTES**

### **MOTION CARRIED TO APPROVE AGENDA**

Moved: Bill Nelson Seconded: Jessica McFarlane

### **ITEMS FOR CONSIDERATION**

### **CALL TO ORDER**

### **WELCOME AND INTRODUCTIONS**

Andrew

### **REVIEW AND ADOPTION OF THE AGENDA**

Andrew

## ITEMS FOR DISCUSSION

### 1. Reimagined Laneway Project

Jessica/Jayme

- Laneway between pizza hut & CP wellness, contractor is going to be drafting up some ideas, coloured rendering and a quote
  - Colourful & bright - Brenda Hastie mentioned to Jess, she's good with whatever, she just does NOT want any graffiti
  - Current hold up is there is a grate at the beginning of the laneway closest to the road & the contractor needs to discuss with an engineer to see what the best route would be
  - Is a right of way laneway but not often used - potential to apply to have it be a walkway instead of right of way - all parties would need to agree to it
- Laneway between kindred & print one
  - Thinking a more historical look - the stone & pavement are in great shape still, potentially have something overtop of the laneway (ex. lights)
  - No rendering necessary for this laneway
- Jess & Jayme hoping to meet with both John's ASAP to propose the project - Bill is willing to sit in with Jess on this call & assist in organizing, Andrew also willing to step in and help

### 2. Downtown Mount Forest Group & MFBIA Social Platforms

Kailyn

- Aim to have a quarterly meeting with the current downtown mount forest group in the evening to discuss events as they would like to join the BIA but the AM meetings are not attainable for them
- Bill Nelson motions that the BIA takes over the existing downtown mount forest instagram and facebook accounts. Jessica McFarlane seconds.

### 3. Downtown Christmas Tree

Andrew

- If the BIA is to initiate some sort of Christmas Tree for the Downtown core, The Chamber feels it needs to be communicated with them
- Councillor Sherry would be happy to help and sit down to discuss the plans for this & to work together both BIA and Chamber & to communicate that with Councillor Hern
- Historically the tree was set up in front of the heritage building & power was just pulled from the building
- Another potential spot would be beside the library and kindred credit union, potentially could get power from the library - large open area if there were a lighting ceremony - but if we are planning on improving the heritage building, maybe we potentially keep the tree there
- Sherry to reach out to Councillor Hern & aim to meet with Jessica and Sharon before the next meeting

**4. King & Main St Crosswalk****Andrew**

- Councillor Sherry believes there needs to be a recommendation from this committee to push/ask what is going to be done about this corner
- Matt & Sherry looking for the crosswalk to be supported by the BIA - not necessary assisting with funding but recommending something to be done
- Bill Nelson motions that the BIA recommend the Council of the Corporation of the Township of Wellington North support a road crossing at Main and King Streets in Mount Forest, and further that the Mount Forest BIA recommend council authorize the Mayor and Clerk to sign a bylaw in support of pedestrian crossings, to be submitted to the MTO, at the following interesting: Main St S (Highway 6) and King Street. And further that council direct staff to bring pedestrian crossing infrastructure projects, once approved by MTO, forward as part of the current or future budget discussion. Jessica McFarlane seconds the motion.

**5. Snowflakes for Small Posts****Dwight**

- Large snowflakes from last meeting have not been ordered yet
- No provisions / power outlets on the short poles
- Dwight meet with the PUC was good about it but needs ESA approval for each outlet that would need to be installed and would need a protective cover
- Needs to make sure they would not interfere with parking clearances
- Would not need to dig up the sidewalk- the power can be pulled off the light
- May be challenging to get a quote from an electrician to make these changes but dwight will look into it
- Would the town be okay with us installing an outlet on each pole?  
Sherry/Dale to ask Darren - outlet would be near the top

**6. Heritage Building Hardscape****Sherry/Dwight**

- Sherry spoke to Darren regarding the improvement / implementation of a garden / lighting on the building. He was very receptive to it
- Would like to see a conceptual design & have them passed through to Darren
- Clayton did offer to give us a conceptual design at cost because of the feedback they've received from the parkette project - Andrew to assist Dwight with communicating this project to Clayton & Sherry to connect with archives building

**7. Compact Dispensing Station****Bill**

- A few locations could be installed at - potentially near some of our previous projects - parkette, heritage building, reimagined laneways
- Need to be located close to garbage bins & make sure the dispensers are kept stocked - is this something that during the summer the street cleaner (Dave) could keep stocked - friday mornings the garbages are checked and new bags are put in

- Bill to put together a proposal including different potential locations, cost, how many we should get, where we're getting them, etc.

### 8. Community Garden - MFFHT

**Kailyn**

- Is this something that the BIA needs to really be involved in? Collectively
- Suggest they reach out to the Chamber as they're distribution list is more all encompassing & I can CC the chamber on the email as well as Dale (Township)

### 9. Possible New Directors

**Andrew**

- Andrew has been discussing with a few downtown business owners joining the BIA
- Are we looking to add more people?
- With new business / building owners coming to town, we should reach out to them on behalf of the BIA welcoming them to the town - could be a welcome email
- Get a list by the next meeting of people who want to join, and once approved could submit it to the council for approval
- Andrew spoke to Maggie Schram from Magpies & Claire Prentice from CP Wellness about potentially joining
- Maximum of 9 voting members currently - or we can change the bylaws

### 10. Summer Street Cleaning

**Dwight**

- Dave Rae started May 1st last year until thanksgiving weekend
- \$115 a week / \$30 extra week for watering flowers in 2022 - the extra \$30 a week may not be necessary this year - to be determined
- Bill Nelson motions to raise Dave's rate from \$115 to \$125 a week. Jessica McFarlane seconded the motion.

### 1. NEXT MEETING

Tuesday, March 21st, 2023 in the Meeting Room @ Mount Forest Arena

### ADJOURNMENT

Moved: Andrew Coburn

Seconded: Dwight Benson



## Staff Report

**To:** Mayor and Members of Council Meeting of February 21<sup>st</sup>, 2023

**From:** Dale Small,  
Economic Development Officer

**Subject:** EDO 2023-004 Rural Economic Development (RED) Grant Application

### RECOMMENDATION

**THAT THE** Council of the Corporation of the Township of Wellington North receive the Economic Development Officer Rural Economic Development (RED) Grant application report EDO 2023-004.

**AND FURTHER THAT** Council supports the application being submitted in partnership with the Lynes Blacksmith Shop.

### PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

Feb. 20<sup>th</sup>, 2020, RED Grant application Arthur Streetscaping Program  
Sept 27<sup>th</sup>, 2021, RED Grant application Mount Forest Streetscaping program

### BACKGROUND

In July 2019, the province announced the revitalized Rural Economic Development (RED) program. This revitalized program was to put the focus on outcome-based projects having tangible benefits for Ontario's rural and Indigenous communities. The intent was for the RED program to better align with the government's priorities to remove barriers to investment, open doors to rural economic development and to create good jobs across the province.

In February of 2020 the Township, in-partnership with the Arthur Chamber and BIA submitted a RED grant application as part of the new revitalized program. This application was approved in July 2020 and enabled the Township along with the BIA and Chamber, to purchase and install the Christmas Snowflake decorations as well as the Outdoor Gym equipment.

In September of 2021 the Township, in-partnership with the Mount Forest BIA submitted and were once again successful in receiving RED grant funding. This funding was used to support the installation of the BMO Parklet, Downtown Mural, and Downtown Wi-Fi.

On December 6<sup>th</sup>, 2022, the province announced the next application intake for the Rural Economic Development (RED) Program would be from January 23<sup>rd</sup> to February 23<sup>rd</sup>, 2023. This provides us with a great opportunity to continue with our revitalization efforts and our hope is to get council support to an application in-partnership with the Lynes Blacksmith Shop.



Under the Strategic Economic Infrastructure Stream of the RED program up to 30% of eligible project costs, to a maximum of \$250,000, can be applied for. This stream focuses on priority economic infrastructure projects that improve physical assets identified as strategically important to the community. Enhancements would rehabilitate and renew the assets to preserve the unique character of a community and quality of life and enhance it for future generations. The costs for projects in this stream must be minor capital costs. The following summarizes the eligible project type that we would qualify under:

**Project Type:** Rehabilitation and restoration of a historical building or structure, and/or cultural, heritage or tourism attractions

**Description:** Minor capital projects that rehabilitate an existing cultural, heritage or tourism attraction as defined through previously completed strategies and projects that establish its significance for economic development

### FINANCIAL CONSIDERATIONS

Tacoma Engineers have completed an assessment of the building and the project would include replacement of the roof, establishing entrances that are up to building code requirements and providing electrical security lights. At this point in time, the Blacksmith Shop Committee are getting some formal quotes and estimates however it is anticipated that the total costs will be in the vicinity of \$150,000 - \$200,000.

We are not asking for funding from council at this time, we are simply asking for councils support to the application being submitted in-partnership with the Lynes Blacksmith Shop. While this is not a requirement for the grant application it does provide additional support and strengthens the application. Should the application and funding be approved then a project plan would be completed and presented through the Lynes Blacksmith Shop Committee.

### 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

<b>Prepared By:</b>	Dale Small, Economic Development Officer	<i>Dale Small</i>
<b>Recommended By:</b>	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>



## Staff Report

**To:** Mayor and Members of Council Meeting of February 21<sup>st</sup>, 2023

**From:** Dale Small,  
Economic Development Officer

**Subject:** EDO 2023-006 Community Improvement Program

### RECOMMENDATION

**THAT** Council of the Corporation of the Township of Wellington North receive the Economic Development Officer Report EDO 2023 – 006 on the Community Improvement Program,

**AND FURTHER THAT** Council approves a Façade Improvement Grant of up to \$ 1,300.00 to Blonde Design Co. at 121 Main Street North in Mount Forest,

**AND FURTHER THAT** Council approves the Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant application from All Treat Farms in support of the upcoming expansion at 7963 Wellington Road 109 in Arthur.

### PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

### BACKGROUND

Our **Community Improvement Program** (CIP) enables the Municipality to provide grants to individuals, businesses, and organizations who are making improvements to their buildings and property all in an effort to support revitalization and redevelopment activities in our community. The two applications in this report are number 151 and 152, since the program was launched in 2012.

The total dollar value of improvements made in our community, in partnership with these applicants, is conservatively estimated at \$3.2 million. Of this amount 86% has been covered by the applicants with the remaining 14% covered by grants or loans under the Community Improvement Program or the Downtown Revitalization Program.

**Blonde Design Co.** opened earlier this month at 121 Main Street North in Mount Forest. Businesses previously at this location were Hometown Boutique and prior to that Diane's Beauty Salon. The application was submitted by Allison Litt, who is the owner of this new business and under our Community Improvement Program, the applicant is eligible for 50% funding to support the installation of new signage.



**All Treat Farms** are currently in the process of finalizing the design for an expansion that will include a new 34,000 sq. ft. packaging plant and a 3,000 sq. ft. employee facility. Total cost is estimated at \$17.5 million and under our Community Improvement Program the applicant is eligible to apply for a Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant.

The intent with this grant program is to stimulate and promote the rehabilitation of existing buildings and the redevelopment of vacant or under-developed sites in the community improvement project areas. Under our (TIERR) the Township offers a tax grant of 100% of the increase in municipal realty taxes for a period of three consecutive years after the redevelopment.

In order to be eligible, the applicant must provide a letter of intent to participate in the program, a copy of a recent tax bill, along with a completed CIP application, prior to obtaining a building permit. The applicant has satisfied all these requirements and this application has also been reviewed and is supported by our Chief Building Official.

In addition to grant funding/tax relief from the Township the applicant may also be eligible for funding/tax relief from the County of Wellington Invest Well program. To be approved by the County the applicant must first be approved for a Township grant. In anticipation of this approval, we have had the applicant complete an application for the County grant which will be submitted upon council approval.

The County grant is calculated a little differently but is as follows:

- In year one, the grant is equal to 100% of the County portion of the tax increment.
- In year two, the grant is equal to 80% of the County portion of the tax increment.
- In year three, the grant is equal to 60% of the County portion of the tax increment.
- In year four, the grant is equal to 40% of the County portion of the tax increment; and
- In year five, the grant is equal to 20% of the County portion of the tax increment.

<b>FINANCIAL CONSIDERATIONS</b>
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\$35,000 in funding has been included in the 2023 Economic Development Operating budget to support Community Improvement Program applications. This application for \$1,300 from Blonde Design Co is the first application to be received this year.

From a TIERR tax relief program the exact value of the tax relief will not be known for a few years and until the expansion is completed and the property reassessed. The Municipal portion of the tax bill on this property is currently \$41,840.34 and this will be used as the baseline to calculate the tax relief when the property is assessed after completion.

<b>ATTACHMENTS</b>
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None

<b>STRATEGIC PLAN 2019 – 2022</b>
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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

<b>Prepared By:</b>	Dale Small, Economic Development Officer	<i>Dale Small</i>
<b>Recommended By:</b>	Brooke Lambert, CAO	<i>Brooke Lambert</i>



## Staff Report

**To:** Mayor and Members of Council Meeting of February 21<sup>st</sup>, 2023

**From:** Dale Small,  
Economic Development Officer

**Subject:** EDO 2023-007 Saugeen Connects International Women's Day (IWD) & Advancing Women Economically (A.W.E.) Webinar Series

### RECOMMENDATION

**THAT** Council of the Corporation of the Township of Wellington North receive Report EDO 2023-007 being an update on Saugeen Connects International Women's Day and Advancing Women Economically Webinar series.

**AND FURTHER THAT** the Council of the Corporation of the Township of Wellington North supports the 2023 Saugeen Connects Strategic Plan and areas of focus.

### PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

EDO 2019-026 Saugeen Connects Awards Presentation to Wellington North Council  
 EDO 2021-002 Saugeen Connects Partnership Update  
 EDO 2022-004 Saugeen Connects Partnership Update  
 EDO 2022-008 Saugeen Connects IWD and AWE webinar Series.

### BACKGROUND


In March 2017, the Saugeen Economic Development Corporation (SEDC) and five municipalities, Brockton, Hanover, West Grey, Minto, and Wellington North, came together in a partnership called "Saugeen Connects". Our mission is to **collaborate** and positively impact area economic growth, promote **youth entrepreneurship**, support **growth and retention of businesses**, integrate efforts to leverage **workforce attraction** and assist and promote the **advancement of women** in our rural communities.

In 2021 the partnership expanded when Aaron-Alderslie and South Bruce joined the team and in 2022, WOWSA, (Women of Wellington Saugeen Area) also came in under Saugeen Connects enabling us to better promote & expand this network. In 2022 we hired a P/T Project Coordinator, Andrea Rowntree, working out of the SEDC in Neustadt. In 2023, programs like the Saugeen Connects Student Startup program, workforce attraction as well as the Advancement of Women (A.W.E.) is our main focus. A copy of the Saugeen Connects Strategic Plan for 2023, supported by all partners, is included as attachment A for council's information.

Our A.W.E series launches on **International Women's Day, March 8<sup>th</sup>** with a guest speaker and panelists from all partner areas. Dr. Kim Watson from Heartland Veterinary Clinic is the WN panelist. This will then be followed up by a series of ten lunchtime webinars. Registration is required for both the IWD event as well as the webinar series. Anyone interested in participating on March 8<sup>th</sup> can register at



the following IWD Eventbrite link: <https://www.eventbrite.com/e/international-womens-day-inspiring-women-embracing-equity-tickets-536077842257>



**INTERNATIONAL  
WOMEN'S DAY**

**Presents:**  
Keynote Speaker

**MALISSA  
BRYAN**



**Wednesday, March 8, 2023  
6PM-9PM  
Neustadt Community Hall**

**TICKETS \$25 PER PERSON**


**Panellist Discussion:**



Caitlin Hall    Jessica Pelchat    Espe Eusebio    Mary Jane Bushell    Nicole Wise    Gemma Mendez-Smith    Dr. Kim Watson

Join us for our International Women's Day **March 8th, from 6 PM to 9 PM** featuring keynote speaker Malissa Bryan of the Rainbow Diversity Institute, a panellist discussion with local inspiring business owners, networking and dinner provided by Harley's Pub & Perk

For more information email [andrea@sbdc.ca](mailto:andrea@sbdc.ca) or visit [www.saugeenconnects.com](http://www.saugeenconnects.com)



For the **Advancing Women Economically** webinar series there are limited spots, 25 available, and we are currently finalizing the list of speakers however the topics are as below. We will be promoting this over the next few weeks, and anyone interested in registering or who want more information can connect myself or Andrea at [www.saugeenconnects.ca](http://www.saugeenconnects.ca)



**ADVANCING  
WOMEN  
ECONOMICALLY**

**100%  
VIRTUAL**  
LIMITED SPOTS  
AVAILABLE - CONTACT  
US TODAY!

**Lunchtime Learning Sessions | Monday | 11AM - 1PM**

Week 1: Join us for our International Women's Day launch on **Wednesday, March 8th, 6 PM - 9 PM** featuring keynote speaker Malissa Bryan of the Rainbow Diversity Institute and dinner provided by Harley's Pub & Perk

**Through a Series of 10 Virtual Webinars**

**March 13th** Week 2: How to be visible & active in a rural community  
**March 20th** Week 3: How to promote to your target audience  
**March 27th** Week 4: Branding 101  
**April 3rd** Week 5: How to level up your business this year with self-care  
**April 10th** Week 6: How to succeed in an industry dominated by men  
**April 17th** Week 7: How to apply for grants  
**April 24th** Week 8: Keeping your financials on track  
**May 1st** Week 9: Start your business roadmap  
**May 8th** Week 10: Building brand equity for your future  
**May 15th** Week 11: Networking Luncheon (In-person)

Email [andrea@sbdc.ca](mailto:andrea@sbdc.ca) to register or call 519-799-5750 X301  
\*Upon completion of all sessions and required paperwork, you may qualify for \$500 to help overcome barriers and invest in your future.\* For more information, visit [www.saugeenconnects.com](http://www.saugeenconnects.com)



<b>FINANCIAL CONSIDERATIONS</b>
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Each Saugeen Connects partner (8) provides \$5,000 in funding on an annual basis as well as staff resources to support the projects generated through Saugeen Connects. In Wellington North, the annual funding and staff resources is included in the Economic Development Office operating budget.

Additional sponsorship funding, (\$3,500 - \$5,000) is obtained by each municipality from local businesses and organizations to support the Student Start Up Program.

One of the roles of the Project Co-ordinator is to search out and apply for additional grant funding to enable us to expand as well as develop new programs.

<b>ATTACHMENTS</b>
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Attachment A Saugeen Connects 2023 Strategic Plan

<b>STRATEGIC PLAN 2019 – 2022</b>
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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

<b>Prepared By:</b>	Dale Small, Economic Development Officer	<i>Dale Small</i>
<b>Recommended By:</b>	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

## Attachment A Saugeen Connects 2023 Strategic Plan



2023  
STRATEGIC  
PLAN

## SUCCESSION MATCHING

- Develop succession planning toolkit, that leverages Succession Matching as a tool.
- Target 1-2 new business signups on SM (per partner/community)
- Continue to offer annual webinar series | Provide SM codes upon completion
- Target marketing to business owners and service providers in coordination with webinar series
- Tie promotion into SEDC Sponsorships (I.E., Grey Bruce Farmers Week)

## WORKFORCE

- Continue to build & market Employer Profiles on website
- Analyze employer survey results and put plan together to engage network
- Engage/report with LIP's and Workforce Planning, compliment WOWC strategy.
- Assist employers in attraction efforts and/or provide and promote relevant training
- Support RAC RED project.

## YOUTH

- Secure SSUP Sponsors (end of April)
- Virtually launch program w/ keynote speaker in secondary schools (mid-April)
- Promote applications to youth (May)
- Execute SSUP (June, July, August)
- Offer training series in coordination with execution (keynote kick-off)
- Engage sponsors in extra activity and support to youth participants
- Grow to include support for youth to attend/sell at markets and events

## WOMEN

- Continue entrepreneurial and leadership webinar series (Jan-March). Growing to meet different needs/levels of entrepreneurs.
- Launch 'WOWSA' grant award in coordination with established cohort.
- International Women's Day Keynote Speaker in coordination with WOWSA - to coincide with webinar series and/or event (awards)
- Promote AWE loan program + other training & grant opportunities

## WOWSA

- Launch member profile features on social media (January)
- Continue to work with planning committee to host monthly events
- Coordinate women initiatives to build WOWSA being a program of Saugeen Connects
  - Presents partnership for IWD event



2/14/23

**Township of Wellington North**  
**VENDOR CHEQUE REGISTER REPORT**  
**Payables Management**

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Cheque Number	Vendor Cheque Name	Cheque Date	Amount
78920	407 ETR	1/11/23	\$12.86
78921	Abell Pest Control Inc	1/11/23	\$71.40
78922		1/11/23	\$158.20
78923	B & L Farm Service Ltd.	1/11/23	\$37,855.00
78924		1/11/23	\$25.00
78925		1/11/23	\$360.00
78926	Canadian Tire #066	1/11/23	\$56.48
78927	Chalmers Fuels Inc	1/11/23	\$11,424.45
78928		1/11/23	\$621.14
78929	Country Creations of Mt Forest	1/11/23	\$64.36
78930	DiCAN Inc.	1/11/23	\$21,838.38
78931		1/11/23	\$25.00
78932	Hydro One Networks Inc.	1/11/23	\$3,338.10
78933	J&K Enterprises	1/11/23	\$751.26
78934	Lambton College	1/11/23	\$186.45
78935	Darlene McIntosh	1/11/23	\$325.00
78936		1/11/23	\$395.50
78937	Mulders Inspection Services Co	1/11/23	\$2,938.00
78938	MOLOK NORTH AMERICA LTD	1/11/23	\$309.34
78939		1/11/23	\$144.00
78940	Premier Equipment Ltd.	1/11/23	\$1,248.20
78941	Principles Integrity	1/11/23	\$310.75
78942		1/11/23	\$25.00
78943	Royal Bank Visa	1/11/23	\$62.00
78944	Royal Chevrolet Cadillac	1/11/23	\$183.62
78945	Trevor Roberts Auto Repair	1/11/23	\$399.41
78946	Enbridge Gas Inc.	1/11/23	\$6,795.53
78947	Waste Management	1/11/23	\$1,201.07
78948	WD Property Maintenance	1/11/23	\$2,343.34
78949	Wellington Catholic Dist Sch B	1/11/23	\$5,973.47
78950	Wellington Heights Secondary S	1/11/23	\$648.34
78951	Wightman Telecom Ltd.	1/11/23	\$951.68
EFT0004551	Arthur Home Hardware Building	1/11/23	\$393.19
EFT0004552	CARQUEST Arthur Inc.	1/11/23	\$591.84
EFT0004553	Cedar Signs	1/11/23	\$3,052.98
EFT0004554	Conseil scolaire catholique Mo	1/11/23	\$237.05
EFT0004555	Cover-Ups Carpet & Flooring	1/11/23	\$453.41
EFT0004556	County of Wellington	1/11/23	\$137,095.41
EFT0004557		1/11/23	\$64.11
EFT0004558	FOXTON FUELS LIMITED	1/11/23	\$1,051.66
EFT0004559	Hort Manufacturing (1986) Ltd.	1/11/23	\$345.67
EFT0004560	Ideal Supply Inc.	1/11/23	\$7.11
EFT0004561	Conseil Scolaire Viamonde	1/11/23	\$271.49
EFT0004562	Lystek International Inc.	1/11/23	\$11,931.52
EFT0004563	M & L Supply, Fire & Safety	1/11/23	\$3,720.76
EFT0004564	Maple Lane Farm Service Inc.	1/11/23	\$2,193.63
EFT0004565	Midwest Co-operative Services	1/11/23	\$169.42
EFT0004566	Ontario One Call	1/11/23	\$131.78
EFT0004567	Ont Clean Water Agency	1/11/23	\$12,763.76
EFT0004568	PETRO-CANADA	1/11/23	\$5,712.02
EFT0004569	Pryde Truck Service Ltd.	1/11/23	\$7,825.29

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0004570	Reeves Construction Ltd	1/11/23	\$1,943.60
EFT0004571	Risolv IT Solutions Ltd	1/11/23	\$11,451.87
EFT0004572	ROBERTS FARM EQUIPMENT	1/11/23	\$1,669.86
EFT0004573	Rural Routes Pest Control Inc.	1/11/23	\$90.68
EFT0004574	Sanigear	1/11/23	\$1,708.00
EFT0004575	Saugeen Community Radio Inc.	1/11/23	\$731.11
EFT0004576	Stephen Hale	1/11/23	\$1,536.80
EFT0004577	Suncor Energy Inc.	1/11/23	\$48,345.52
EFT0004578	Terryberry	1/11/23	\$886.39
EFT0004579	Tri-Mech Inc.	1/11/23	\$1,258.73
EFT0004580	Triton Engineering Services	1/11/23	\$34,625.28
EFT0004581	Upper Grand Dist School Board	1/11/23	\$43,259.11
EFT0004582	Viking Cives Ltd	1/11/23	\$1,958.61
EFT0004583	Wellington Advertiser	1/11/23	\$420.82
EFT0004584	Well Initiatives Limited	1/11/23	\$47,191.63
EFT0004585	Wellington North Power	1/11/23	\$60,536.69
EFT0004586	Work Equipment Ltd.	1/11/23	\$3,595.32
EFT0004587	Yake Electric Ltd	1/11/23	\$2,538.73
EFT0004588	Young's Home Hardware Bldg Cen	1/11/23	\$316.65
EFT0004589	Zoll Medical Canada Inc.	1/11/23	\$674.27
78952	12375532 Canada Inc	1/17/23	\$9,000.00
78953	Bell Mobility	1/17/23	\$1,122.62
78954	Bluewater Chapter OBOA	1/17/23	\$240.00
78955	Bluewater Fire & Security	1/17/23	\$457.65
78956		1/17/23	\$11,923.00
78957		1/17/23	\$247.72
78958	Cachet Developments (Arthur) I	1/17/23	\$10,000.00
78959		1/17/23	\$1,900.00
78960	Dependable Emergency Vehicles	1/17/23	\$2,706.35
78961	Eastlink	1/17/23	\$536.75
78962	Information Network Systems	1/17/23	\$97.86
78963	Leslie Motors Ltd.	1/17/23	\$99.03
78964	Louise Marshall Hospital Found	1/17/23	\$75.00
78965	Manulife Financial	1/17/23	\$32,906.80
78966	Mount Forest Foodland	1/17/23	\$13.96
78967	Minister of Finance	1/17/23	\$5,434.72
78968	Premier Equipment Ltd.	1/17/23	\$193.24
78969		1/17/23	\$3,051.00
78970		1/17/23	\$276.84
78971	Seniors Centre of Excellence	1/17/23	\$10,000.00
78972	Telizon Inc.	1/17/23	\$742.41
78973	UnitedCloud Inc.	1/17/23	\$446.31
78974		1/17/23	\$350.00
EFT0004590	AMI Attachments	1/17/23	\$3,107.50
EFT0004591	Assoc of Mun of Ontario	1/17/23	\$4,835.21
EFT0004592	APC Mount Forest	1/17/23	\$4.81
EFT0004593	Arthur Home Hardware Building	1/17/23	\$106.41
EFT0004594	Arthurs Fuel	1/17/23	\$2,754.09
EFT0004595	Artic Clear 1993 Inc.	1/17/23	\$8.50
EFT0004596	B & I Complete Truck Centre	1/17/23	\$1,441.43
EFT0004597	BackSpace Computer	1/17/23	\$3,955.00
EFT0004598	Brandt Cambridge	1/17/23	\$3,907.48
EFT0004599	CARQUEST Arthur Inc.	1/17/23	\$547.04
EFT0004600	The Canadian Payroll Associati	1/17/23	\$333.35
EFT0004601	Cedar Signs	1/17/23	\$916.37
EFT0004602	Cimco Refrigeration	1/17/23	\$3,527.93
EFT0004603	Corporate Express Canada Inc.	1/17/23	\$2,346.91

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0004604	County of Wellington	1/17/23	\$128,533.48
EFT0004605	David Carson Farms & Auction S	1/17/23	\$1,000.00
EFT0004606	Decker's Tire Service	1/17/23	\$5,967.53
EFT0004607	Delta Elevator Co. Ltd.	1/17/23	\$966.11
EFT0004608	Digital Postage On Call	1/17/23	\$9,040.00
EFT0004609	Eric Cox Sanitation	1/17/23	\$264.03
EFT0004610	Fire Marshal's Public Fire Saf	1/17/23	\$1,174.99
EFT0004611	Helm MSP Inc.	1/17/23	\$79.04
EFT0004612	Homewood Health Inc.	1/17/23	\$1,220.40
EFT0004613	Hort Manufacturing (1986) Ltd.	1/17/23	\$49.95
EFT0004614	Ideal Supply Inc.	1/17/23	\$632.65
EFT0004615	Industrial Alliance Insurance	1/17/23	\$156.77
EFT0004616	Innovative Access Technologies	1/17/23	\$237.30
EFT0004617	J J McLellan & Son	1/17/23	\$49.20
EFT0004618	Maple Lane Farm Service Inc.	1/17/23	\$1,649.67
EFT0004619	Marcc Apparel Company	1/17/23	\$196.15
EFT0004620	Municipal Employer Pension Cen	1/17/23	\$261.03
EFT0004621	Officer's Auto Care Inc.	1/17/23	\$1,481.45
EFT0004622	Ont Good Roads Association	1/17/23	\$1,218.05
EFT0004623	OSIM Inc.	1/17/23	\$949.20
EFT0004624	PACKET WORKS	1/17/23	\$169.50
EFT0004625	Print One	1/17/23	\$2,469.05
EFT0004626	Purolator Inc.	1/17/23	\$72.84
EFT0004627	ROBERTS FARM EQUIPMENT	1/17/23	\$1,586.58
EFT0004628	Shred All Ltd.	1/17/23	\$113.00
EFT0004629	Suncor Energy Inc.	1/17/23	\$16,846.63
EFT0004630	Teviotdale Truck Service & Rep	1/17/23	\$1,937.74
EFT0004631	Toromont Industries Ltd.	1/17/23	\$48.86
EFT0004632	Viking Cives Ltd	1/17/23	\$211.50
EFT0004633	Wellington Advertiser	1/17/23	\$741.78
EFT0004634	Work Equipment Ltd.	1/17/23	\$112.90
EFT0004635	Young's Home Hardware Bldg Cen	1/17/23	\$1,187.17
78975		1/25/23	\$25.00
78976	Broadline Equipment Rental Ltd	1/25/23	\$307.27
78977	Cedar Creek Tools Ltd	1/25/23	\$1,256.90
78978		1/25/23	\$147.57
78979	County of Grey	1/25/23	\$4,821.12
78980	Eramosa Engineering Inc.	1/25/23	\$5,543.92
78981		1/25/23	\$650.00
78982	Hydro One Networks Inc.	1/25/23	\$1,088.24
78983	Kronos Canadian Systems Inc.	1/25/23	\$1,175.20
78984		1/25/23	\$1,269.48
78985	Lightning Equipment Sales Inc.	1/25/23	\$5,153.50
78986		1/25/23	\$847.50
78987	The Murray Group Limited	1/25/23	\$26,661.43
78988	Newcort Technical Services Inc	1/25/23	\$3,898.50
78989	Premier Equipment Ltd.	1/25/23	\$310.66
78990	Royal Bank Visa	1/25/23	\$17,057.91
78991	Sterling Backcheck Canada Corp	1/25/23	\$156.79
78992	TD Wealth	1/25/23	\$1,462.82
78993	Enbridge Gas Inc.	1/25/23	\$1,938.42
78994	Ward & Uptigrove Consulting &	1/25/23	\$220.35
78995	Wellington Catholic Dist Sch B	1/25/23	\$31,569.00
78996	Wolseley Canada Inc	1/25/23	\$1,078.02
78997	Workplace Safety & Ins Board	1/25/23	\$14,548.48
EFT0004636	ALS Laboratory Group	1/25/23	\$1,178.03
EFT0004637	Arthur Chrysler Dodge Jeep Lim	1/25/23	\$351.32

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0004638	Arthur Home Hardware Building	1/25/23	\$53.10
EFT0004639	B M Ross and Associates	1/25/23	\$19,037.89
EFT0004640	Clark Bros Contracting	1/25/23	\$5,344.90
EFT0004641	Corporate Express Canada Inc.	1/25/23	\$101.68
EFT0004642	County of Wellington	1/25/23	\$340,295.13
EFT0004643	Canadian Union of Public Emplo	1/25/23	\$2,721.96
EFT0004644	DeBoer's Farm Equipment Ltd.	1/25/23	\$169.50
EFT0004645	Excel Business Systems	1/25/23	\$259.73
EFT0004646	Hort Manufacturing (1986) Ltd.	1/25/23	\$254.82
EFT0004647	Ideal Supply Inc.	1/25/23	\$43.27
EFT0004648	International Trade Specialist	1/25/23	\$243.65
EFT0004649	KORE Mechanical Inc.	1/25/23	\$671.60
EFT0004650	K Smart Associates Limited	1/25/23	\$6,015.94
EFT0004651	Midwest Co-operative Services	1/25/23	\$4,226.71
EFT0004652	Ont Mun Employee Retirement	1/25/23	\$82,559.02
EFT0004653	Ont Clean Water Agency	1/25/23	\$13,625.02
EFT0004654	Pryde Truck Service Ltd.	1/25/23	\$14,425.25
EFT0004655	Purolator Inc.	1/25/23	\$59.02
EFT0004656	R&R Pet Paradise	1/25/23	\$4,527.44
EFT0004657	Reeves Construction Ltd	1/25/23	\$362.55
EFT0004658	RLB LLP	1/25/23	\$2,938.00
EFT0004659	ROBERTS FARM EQUIPMENT	1/25/23	\$126.97
EFT0004660	SGS Canada Inc.	1/25/23	\$1,710.82
EFT0004661	Triton Engineering Services	1/25/23	\$16,854.64
EFT0004662	Upper Grand Dist School Board	1/25/23	\$113,322.00
EFT0004663	Wellington Advertiser	1/25/23	\$982.85
EFT0004664	Young's Home Hardware Bldg Cen	1/25/23	\$191.99
78998	Abell Pest Control Inc	1/30/23	\$138.32
78999		1/30/23	\$11,443.00
79000	Berrn Consulting Ltd./AED4life	1/30/23	\$5,753.96
79001	Bluewater Chapter OBOA	1/30/23	\$503.01
79002	Broadline Equipment Rental Ltd	1/30/23	\$190.69
79003	Canadian Tire #066	1/30/23	\$243.96
79004		1/30/23	\$282.50
79005	Green Tractors Brampton	1/30/23	\$23,927.75
79006	Grey County Fire Chiefs Associ	1/30/23	\$500.00
79007	Horrigan Overhead Doors 2019	1/30/23	\$248.60
79008	Image Advantage Solutions Inc.	1/30/23	\$10,612.96
79009		1/30/23	\$390.00
79010		1/30/23	\$390.00
79011		1/30/23	\$500.00
79012	Premier Equipment Ltd.	1/30/23	\$7,513.46
79013		1/30/23	\$390.00
79014		1/30/23	\$1,900.00
79015	Saugeen Connects	1/30/23	\$5,000.00
79016	Shawday Autobody Inc.	1/30/23	\$6,157.20
79017	Smart Workplace	1/30/23	\$337.87
79018		1/30/23	\$390.00
79019	Enbridge Gas Inc.	1/30/23	\$724.50
79020	Wightman Telecom Ltd.	1/30/23	\$826.61
EFT0004665	A J Stone Company Ltd.	1/30/23	\$12,348.93
EFT0004666	Arthur Home Hardware Building	1/30/23	\$516.84
EFT0004667	B & I Complete Truck Centre	1/30/23	\$1,244.31
EFT0004668	Canada's Finest Coffee	1/30/23	\$47.75
EFT0004669	CARQUEST Arthur Inc.	1/30/23	\$198.17
EFT0004670	Clark Bros Contracting	1/30/23	\$150.29
EFT0004671	Corporate Express Canada Inc.	1/30/23	\$255.51

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0004672	County of Wellington	1/30/23	\$21,000.00
EFT0004673	DeBoer's Farm Equipment Ltd.	1/30/23	\$159.67
EFT0004674	Decker's Tire Service	1/30/23	\$206.23
EFT0004675	Dewar Services	1/30/23	\$1,015.86
EFT0004676	FOSTER SERVICES/822498 ONT INC	1/30/23	\$1,695.00
EFT0004677	Helm MSP Inc.	1/30/23	\$122.04
EFT0004678	Ideal Supply Inc.	1/30/23	\$343.15
EFT0004679	International Trade Specialist	1/30/23	\$2,315.47
EFT0004680	J.A. Porter Holdings (Lucknow)	1/30/23	\$333.58
EFT0004681	KORE Mechanical Inc.	1/30/23	\$6,864.72
EFT0004682	Maple Lane Farm Service Inc.	1/30/23	\$95.18
EFT0004683	Marcc Apparel Company	1/30/23	\$138.22
EFT0004684	Mike Lucas	1/30/23	\$2,377.24
EFT0004685	Moorefield Excavating Limited	1/30/23	\$31,182.64
EFT0004686	North Wellington Liftruck Ltd.	1/30/23	\$282.50
EFT0004687	Midwest Co-operative Services	1/30/23	\$84.71
EFT0004688	Officer's Auto Care Inc.	1/30/23	\$2,500.14
EFT0004689	Risolv IT Solutions Ltd	1/30/23	\$174.25
EFT0004690	ROBERTS FARM EQUIPMENT	1/30/23	\$1.66
EFT0004691	Rural Routes Pest Control Inc.	1/30/23	\$90.68
EFT0004692	Saugeen Economic Development C	1/30/23	\$2,034.00
EFT0004693	Suncor Energy Inc.	1/30/23	\$6,617.54
EFT0004694	Town of Minto	1/30/23	\$70,000.00
EFT0004695	Valley Blades Limited	1/30/23	\$16,034.93
EFT0004696	Viking Cives Ltd	1/30/23	\$459.32
EFT0004697	Wellington Advertiser	1/30/23	\$512.14
EFT0004698	Wellington North Power	1/30/23	\$61,194.95
EFT0004699	Wellington North Machine/10000	1/30/23	\$1,211.37
EFT0004700	Work Equipment Ltd.	1/30/23	\$239.29
EFT0004701	Young's Home Hardware Bldg Cen	1/30/23	\$459.93
79021	Duncan, Linton LLP, Lawyers	2/01/23	\$22,930.23
79022	Hydro One Networks Inc.	2/01/23	\$1,838.96
79023	Sparkle Solutions	2/01/23	\$450.78
79024	Township of Centre Wellington	2/01/23	\$2,032.92
79025	Enbridge Gas Inc.	2/01/23	\$4,179.80
EFT0004702	ABC Recreation Ltd.	2/01/23	\$1,243.00
EFT0004703		2/01/23	\$220.00
EFT0004704	B M Ross and Associates	2/01/23	\$9,241.19
EFT0004705	Cimco Refrigeration	2/01/23	\$1,336.88
EFT0004706	City of Guelph	2/01/23	\$3,946.53
EFT0004707	Coffey Plumbing, Div. of KTS P	2/01/23	\$294.93
EFT0004708	County of Wellington	2/01/23	\$11,900.00
EFT0004709	Dewar Services	2/01/23	\$482.94
EFT0004710	Energy Controls & Mechanical S	2/01/23	\$264.42
EFT0004711	MacDonald's Home Appliances	2/01/23	\$479.12
EFT0004712	Marcc Apparel Company	2/01/23	\$2,152.65
EFT0004713	Tacoma Engineers	2/01/23	\$3,955.00
EFT0004714	Triton Engineering Services	2/01/23	\$7,454.69
EFT0004715	Wellington Comfort Systems Ltd	2/01/23	\$543.80
EFT0004716	Wellington North Power	2/01/23	\$11,848.08
79026	Duncan, Linton LLP, Lawyers	2/08/23	\$7,360.84
79027	The Ontario Aggregate Resource	2/08/23	\$1,111.00
79028	Enbridge Gas Inc.	2/08/23	\$2,980.13
79029	United Rentals of Canada	2/08/23	\$1,258.86
EFT0004717	County of Wellington	2/08/23	\$1,960.56
EFT0004718	Drexler Construction Limited	2/08/23	\$53,719.68
EFT0004719	Martin Drainage	2/08/23	\$12,366.62

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0004720	Ont Clean Water Agency	2/08/23	\$4,698.87
EFT0004721	R. J. Burnside & Assoc. Ltd.	2/08/23	\$6,848.53
EFT0004722	Entandem	2/08/23	\$203.68
79030	B & L Farm Service Ltd.	2/13/23	\$565.00
79031	Berrn Consulting Ltd./AED4life	2/13/23	\$1,936.82
79032	Bluewater Fire & Security	2/13/23	\$477.43
79033	Chalmers Fuels Inc	2/13/23	\$8,248.07
79034	Eramosa Engineering Inc.	2/13/23	\$4,547.72
79035	Hydro One Networks Inc.	2/13/23	\$941.66
79036	Image Advantage Solutions Inc.	2/13/23	\$52,001.47
79037	Infrastructure Health & Safety	2/13/23	\$1,367.30
79038	Information Network Systems	2/13/23	\$263.29
79039	Jim's Auto Service	2/13/23	\$489.23
79040		2/13/23	\$598.96
79041	Manulife Financial	2/13/23	\$31,660.21
79042	Mount Forest Foodland	2/13/23	\$8.31
79043	OMFPOA CHAPTER 5 WELLINGTON-DU	2/13/23	\$100.00
79044	Robin and Sam Pennisi	2/13/23	\$400.00
79045	Principles Integrity	2/13/23	\$1,878.63
79046	Royal Bank Visa	2/13/23	\$11,979.42
EFT0004723	Agrisan SC Pharma	2/13/23	\$8,016.24
EFT0004724	A J Stone Company Ltd.	2/13/23	\$127.93
EFT0004725	ALS Laboratory Group	2/13/23	\$1,179.16
EFT0004726	Arthur Home Hardware Building	2/13/23	\$404.92
EFT0004727	Arthurs Fuel	2/13/23	\$2,143.62
EFT0004728	Artic Clear 1993 Inc.	2/13/23	\$8.50
EFT0004729		2/13/23	\$9.59
EFT0004730	Corporate Express Canada Inc.	2/13/23	\$107.34
EFT0004731	Steve Cudney	2/13/23	\$300.00
EFT0004732	Delta Elevator Co. Ltd.	2/13/23	\$966.11
EFT0004733	Eric Cox Sanitation	2/13/23	\$1,606.65
EFT0004734	FOSTER SERVICES/822498 ONT INC	2/13/23	\$881.40
EFT0004735	FOXTON FUELS LIMITED	2/13/23	\$836.58
EFT0004736	Hort Manufacturing (1986) Ltd.	2/13/23	\$1,739.81
EFT0004737	Ideal Supply Inc.	2/13/23	\$380.07
EFT0004738	Industrial Alliance Insurance	2/13/23	\$172.29
EFT0004739	International Trade Specialist	2/13/23	\$2,548.19
EFT0004740	J J McLellan & Son	2/13/23	\$242.97
EFT0004741	Lange Bros.(Tavistock) Ltd	2/13/23	\$5,876.00
EFT0004742	Maple Lane Farm Service Inc.	2/13/23	\$1,122.82
EFT0004743	Mike Lucas	2/13/23	\$144.08
EFT0004744	MRC Systems Inc	2/13/23	\$7,002.55
EFT0004745	PACKET WORKS	2/13/23	\$169.50
EFT0004746	PETRO-CANADA	2/13/23	\$3,847.71
EFT0004747	Print One	2/13/23	\$73.45
EFT0004748	Purolator Inc.	2/13/23	\$13.13
EFT0004749	REALTAX Inc.	2/13/23	\$949.20
EFT0004750	Reeves Construction Ltd	2/13/23	\$11,591.05
EFT0004751	Resurface Corporation	2/13/23	\$457.65
EFT0004752	Risolv IT Solutions Ltd	2/13/23	\$10,596.00
EFT0004753	ROBERTS FARM EQUIPMENT	2/13/23	\$59.52
330	Total Amount of Cheques:		\$2,291,089.66



## Staff Report

**To:** Mayor and Members of Council Meeting of February 21, 2023

**From:** Brooke Lambert, CAO  
Farhad Hossain, Director of Finance  
Matthew Aston, Director of Operations

**Subject:** OPS 2023-008 being a report on the proposed Mount Forest Outdoor Pool and Aquatics Centre

### RECOMMENDATION

**THAT** the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-008 being a report on the proposed Mount Forest Outdoor Pool and Aquatics Centre;

**AND FURTHER THAT** Council direct staff to bring this project back to Council for consideration and decision as part of the 2023 budget discussion.

### PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

RESOLUTION: 2023-011

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2023-001 being a report on the proposed work plan for the Mount Forest Outdoor Pool and Aquatics Centre for information;

AND FURTHER THAT Council approve, in principle, the work plan as presented within this report as follows:

Proposed Next Steps:

Winter 2023 Township Council reviews schematic design and probable cost estimate and provides further direction to Township staff

Winter/Spring 2023 Council decision point – “go or no go” (2023 capital budget)

Summer 2023 Architect completes design development and provides probable cost estimate to plus or minus ten percent

Fall 2023 Township Council reviews design development and probable cost estimate and provides further direction to Township staff

Winter 2024 Architect completes detailed design and specification for tendering

Winter 2024 Council decision point – “go or no go” (2024 capital budget)

Spring 2024 Tender

Spring / Summer 2024 Construction

Fall 2024 Completion of construction

Summer 2025 New Mount Forest Outdoor Pool and Aquatics Centre open for its inaugural season

## BACKGROUND

The Roy Grant Pool in Mount Forest was closed prior to the summer 2022 swimming season as a result of mechanical failures. The facility has long been identified as in need of replacement. The existing facility was built in the 1950s with significant upgrades in the 1960s.

The purpose of this report is to try and quantify Council's vision as it relates to funding this capital project, as its magnitude is significant especially given Council has many other significant upcoming capital projects over the next ten years.

Funding Options	Option -1	Option -2	Option -3
Fundraising target (Trigger point)	\$250,000	\$1,000,000	\$2,500,000
<b>Taxpayer contribution</b>	<b>5,050,000</b>	<b>4,300,000</b>	<b>2,800,000</b>
Total cost of the pool	5,300,000	5,300,000	5,300,000
Household in the Township	4,795	4,795	4,795
Tax (cost) per household	1,053	897	584
Typical tax bill per household	3,400	3,400	3,400
Taxpayer contribution - 1 Year Plan	1,053	897	584
Taxpayer contribution - 2 Year Plan	527	448	292
Taxpayer contribution - 3 Year Plan	351	299	195
<b>Taxpayer contribution - 4 Year Plan</b>	<b>263</b>	<b>224</b>	<b>146</b>
Taxpayer contribution - 4 Year Plan % of tax levy	7.74%	6.59%	4.29%

In 2015, a decision of Council was made to collect a quarter million dollar donation for the Louise Marshall Hospital Foundation renovation, which resulted in a \$14.50 annual tax impact to residential properties. This was a significant impact to local taxpayers and an item that drew significant resident feedback.



That said, a decision must be made on how the Township plans to fund this project – tax levy, community fundraising, debt, etc. Furthermore, Mount Forest Aquatics Ad Hoc Advisory Committee membership has consistently asked for the magnitude of the Township’s fundraising expectation from this team.

Township staff have spoke with professional fundraising firms and Township could invest in a study to gauge, or determine, local appetite with respect to fundraising for a community outdoor pool. This project result in an estimate of the magnitude of local fundraising capacity from residents. The cost of this assessment would be \$10,000 to \$40,000.

**ATTACHMENTS**

NA

**STRATEGIC PLAN 2019 – 2022**

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

- Yes                       No                       N/A

Which priority does this report support?

- Modernization and Efficiency                       Partnerships  
 Municipal Infrastructure                       Alignment and Integration

<b>Prepared By:</b>	Matthew Aston, Director of Operations Farhad Hossain, Director of Finance	<i>Matthew Aston</i> <i>Farhad Hossain</i>
<b>Recommended By:</b>	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>



Wellington North Power Inc. 066

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E-mail: [customerservice@wellingtonnorthpower.com](mailto:customerservice@wellingtonnorthpower.com)

ESA # 7012854

## Quarterly Newsletter of Wellington North Power Inc.

Quarter 4: October 1 to December 31, 2022

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

### Message from the CEO / President

Welcome to this 4<sup>th</sup> quarter 2022 edition of Wellington North Power's Quarterly Newsletter.

First, let me introduce myself. My name is Raymond Petersen. I have been working at WNP in the Finance area since June of 2014 and successfully applied to replace our departed CEO.

It is very satisfying to report the strong 2022 Financial and operational results you will see in the scorecard below. We continue to experience exceptional growth and development in Arthur and Mount Forest.

Like many businesses, the global supply chain issues are challenging us to be able to have material available for the connection of new projects. As an example, all our suppliers are currently not taking orders for most types of new transformers. We are working with the developers to plan and schedule our work. We have met the dates and needs of the of the 2022 development projects and are well positioned for 2023. Fortunately, we still have time to prepare for 2024.

We had some personnel shortages in 2022 which affected our implementation of a new Customer Information System (CIS). The new CIS is cloud based, improving security, disaster recovery, data flow with future connectivity to the OEB mandated Green Button applications. We are currently comparing the bills for December 2022 under the old CIS with the results from the new CIS. We will be running the old and new systems in parallel during the early part of 2023.

**Reminder:** This year our May 2023 Annual Shareholder meeting will be held in person to review WNP's 2022 results. I look forward to meeting as many of you as possible on May 30, 2023

*Raymond Petersen – President & CEO, Wellington North Power Inc.*

### 1. Our Commitment

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

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

Our strategic objectives are to:

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

## 2. 2022 Priorities

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

## 3. Updates

### Government:

#### October 4, 2022: Ontario Announces Funding for Four New/Expanded Conservation Programs.

- The Ontario government announced increased funding for the province's energy-efficiency programs bringing the total investment to over \$1 billion over the current four-year conservation framework.
- The 4 new/expanded programs, eligible electricity customers beginning in Spring 2023, are:
  - A new Residential Demand Response Program for homes with central air conditioning & smart thermostats.
  - Targeted support for greenhouses in Southwest Ontario.
  - Enhancements to the Save On Energy Retrofit Program for business, municipalities, institutional and industrial consumers to include custom energy-efficiency projects.
  - Enhancements to the Local Initiatives Program to reduce barriers to participation.

#### October 7, 2022: Ontario Building More Electricity Generation and Storage.

- The government directed the Independent Electricity System Operator (IESO) to acquire 4,000 MW of new electricity generation and storage resources to ensure the province has the electricity it needs to support a growing population and economy.

### Independent Electricity System Operator (*IESO – ensuring adequate supply of electricity*).

#### December 15, 2022: IESO Annual Planning Outlook Report.

- The IESO 2022 Annual Planning Outlook forecasts electricity demand will increase almost 2% annually over the next two decades, driven by economic growth and electrification.
- The report reaffirms the IESO's efforts to secure new supply and helps set the stage for additional procurements that could integrate more non-emitting supply into the grid.

### Ontario Energy Board (OEB):

#### October 21, 2022: Winter Time-of-Use and Tier Prices.

- OEB announced the Regulated Price Plan (RPP) Time of Use (ToU) rates and Tiered rates will decrease effective November 1, 2022.

4. Scorecard

Strategic Objective	Status	Measure	Annual Target	YTD Target	YTD Actual	Variance to YTD Target	Notes / Remedial Plan
Continue to increase Shareholder Value	G	Net Income (Loss)	\$ 488,580	\$ 488,580	\$ 657,057	34%	Includes Clearing Account balance  Based on forecasted year end net income
	G	Revenue	\$ 3,228,830	\$ 3,228,830	\$ 3,386,101	5%	
	G	Expenses	\$ 2,740,250	\$ 2,740,250	\$ 2,729,044	0%	
	G	Load Forecast (kWhr)	98,208,546	98,208,546	108,547,116	11%	
	G	Debt Service Coverage Ratio (IO)	> 1 : 1.30		1 : 2.87		
	G	Debt to Total Assets Ratio (IO + OEB)	60:40 or less		45:55		
	G	Leverage Ratio (Total Debt to Equity) (OEB)	1.50		0.97		
	G	Profitability (Return on Equity) (OEB)	8.34%		11.92%		
Manage a safe and reliable distribution system in an efficient and cost effective manner	G	Capital Expenditure	\$ 951,550	\$ 951,550	\$ 938,860		More outages due to planned/scheduled work, adverse weather and foreign interfaces than previous years
	G	Operating Expenditure	\$ 1,928,756	\$ 1,928,756	\$ 1,956,487		
	G	<b>Total Expenditures (CapEx &amp; OpEx)</b>	<b>\$ 2,880,306</b>	<b>\$ 2,880,306</b>	<b>\$ 2,895,347</b>	<b>1%</b>	
	A	System Avg Interruption Duration Index	0.27		0.35		
	A	System Avg Interruption Frequency Index	0.24		0.33		
Provide outstanding customer service	G	Connection of LV Services	90%		100.00%		
	G	Connection of HV Services	90%		0.00%		
	G	Appointment Scheduling	90%		100.00%		
	G	Appointments Met	90%		98.84%		
	G	Rescheduling a Missed Appointment	100%		100.00%		
	G	Emergency Response (urban)	100%		100.00%		
	G	Telephone Accessibility	65%		89.85%		
	G	Telephone Call Abandon Rate	10%		0.53%		
	G	Written Response to Enquiries	80%		100.00%		
	G	Reconnection for Non-Payment	85%		100.00%		
	G	Billing Accuracy	98%		99.44%		
Meet all regulatory obligations				<b>YTD Actual</b>			Audited June 2022 and passed. Plan submitted and Approved. Plan submitted and Approved (2021-2025). Application submitted and Approved. Monthly files submitted Submitted in October 2023 - awaiting approval Annual files submitted in April 30, 2022 as required
	G	Electrical Safety Association (ESA) Audit		Passed			
	G	Submission of IESO Emergency Prep Plan		Approved			
	G	Completion of Distribution System Plan		Approved			
	G	Approval of 2021 Cost of Service Rate App		Approved			
	G	Filing of monthly IESO Settlement Data		Submitted			
	G	Filing of Application for 2023 Rates (OEB)		Submitted			
	G	Filing of Annual information with the OEB		Submitted			

## 5. Major Projects for 2022

Project	Scope
Pole Line Projects	Wellington North Power plans to complete a number of smaller pole replacement projects as well as several single pole replacements.
System Access Projects	WNP will be working on connecting several new developments throughout the year in Arthur and Mount Forest.
General Plant	WNP is implementing a new Customer Information System (CIS).
General Plant	Network and IT Upgrades including cybersecurity and new servers.
General Plant	Delivery of a new RBD truck to replace the existing 2004 model.(Delayed until April 2023)

## 6. Outlook

- a) WNP is in the progress of implementing a new Customer Information System (CIS) system solution. The new solution, called JOMAR, will be securely hosted in the cloud by the vendor. JOMAR and WNP staff have bi-weekly project meetings to review transactional and core processes as well as assess the accuracy of data migration.
- b) The new CIS software will support the Ministry of Energy's Green Button initiative. The Green Button allows utility customers to gain access to their electricity data as well as assign third party vendors direct access. The "Green Button Regulation" came into effect on November 1, 2021 and all Ontario utilities are required to offer the Green Button to customers on/before November 2023.
- c) Inflation and global supply chain issues are closely monitored. We are working with other utilities and manufacturers to address supply chain needs. Material costs on certain items have significantly increased over the last year.
- d) WNP has submitted its annual application to adjust distribution rates using the OEB's published inflation rate of 3.7%. The application is requesting distribution rates to be effective from May 1, 2023 as well as disposal of regulatory balances. Currently, the OEB are reviewing the application and a decision is expected in March 2023. Subject to the OEB's approval, there will be a monthly total bill increase of \$0.60 for a residential customer consuming 750 kWh. (This change does not factor in applicable taxes or the Ontario Electricity Rebate).
- e) The winter ban on electricity disconnections for non-payment for residential customers commenced on November 1<sup>st</sup>. WNP will continue to provide help our customers by directing them to financial assistance programs, offering advice to reduce energy costs and promote energy payment plans.

Should you have any questions or feedback or require further information, please contact Raymond Petersen (President & CEO) by e-mail at [rpetersen@wellingtonnorthpower.com](mailto:rpetersen@wellingtonnorthpower.com) or telephone 519-323-1710.

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

**BY-LAW NUMBER 013-23**

**BEING A BY-LAW TO AUTHORIZE THE SALE OF REAL PROPERTY PT  
LT 13 CON WOSR DIVISION 1 & 2 ARTHUR TWP, PT 12, 61R8621;  
WELLINGTON NORTH; T/W DN22899, RO666049, RO723376, RO724277**

**PIN: 71077-0265 (LT)**

**WHEREAS** it is deemed to be in the best interests of The Corporation of the Township of Wellington North to convey the following lands:

**PART LOT 13 Concession WOSR Division 1 & 2 Arthur Twp, Part 12,  
61R 8621; Wellington North; t/w DN22899, RO666049, RO723376,  
RO724277**

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

1. The lands are hereby declared surplus to the needs of the municipality.
2. The corporation is authorized to enter into an Agreement of Purchase and Sale agreement with 2548713 Ontario Inc. in the form of the draft attached as Schedule "A" for the sale of the lands.
3. The Mayor and the Clerk are hereby authorized and directed to take such and authorize such documents as in the municipal solicitor's opinion are necessary or advisable to carry out the terms of the said agreement.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 21ST DAY OF FEBRUARY 2023.**

**\_\_\_\_\_  
ANDREW LENNOX, MAYOR**

**\_\_\_\_\_  
KARREN WALLACE, CLERK**

**AGREEMENT OF PURCHASE AND SALE (the "Agreement" or "APS")  
this 31<sup>st</sup> day of January, 2023.**

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the "Vendor")

-and-

2548713 ONTARIO INC.

(the "Purchaser")

**WHEREAS** the Vendor is the owner, in fee simple, of the lands and premises described in Schedule "A" (the "Property");

**NOW THEREFORE IN CONSIDERATION** of the mutual covenants and premises in this Agreement, the parties agree as follows:

**SECTION I  
GENERAL**

1. The Purchaser agrees to purchase the Property and the Vendor agrees to sell the Property according to the terms of this Agreement.
2. In consideration of the agreement referred to in the preceding paragraph, the Purchaser shall pay a total Purchase Price of Six Hundred, Seventy Thousand Dollars (\$670,000.00) to the Vendor. The Purchase Price shall be paid as follows:
  - (a) One Thousand Dollars (\$1,000) is payable by the Purchaser by certified cheque upon execution of this Agreement, to be held on an interest free basis by the Solicitor for the Vendor as a deposit pending completion of this transaction on account of the Purchase Price on completion, or if this Agreement is not completed through no fault of the Purchaser, the deposit shall be returned to the Purchaser; and
  - (b) The balance of the Purchase Price, subject to adjustments, shall be paid to the Vendor on the Completion Date, by certified cheque.

**SECTION II  
PURCHASE OF PROPERTY**

3. Deed
  - (a) The Vendor agrees to deed or transfer the Property to the Purchaser subject to the terms of this Agreement.
4. Completion Date
  - (a) The closing of this transaction shall be March 31, 2023 or such other date as mutually agreed upon (the "Completion Date") at which time possession of the Property in "as is, where is" condition shall be given to the Purchaser other than as provided in this APS. The Vendor acknowledges that it has the right and authority to sell the Property.

5. Council Approval
  - (a) This transaction is subject to compliance with Section 270 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended and the approval of the Council of The Corporation of the Township of Wellington North in its sole and absolute discretion by by-law. Council approval shall be obtained on or before the Completion Date, or this agreement will be null and void and the deposit returned without interest or deduction.
6. Documents, Reports and Information
  - (a) The Vendor will produce and deliver to the Purchaser within thirty (30) days of the execution of the APS any documents, reports or information in its possession in respect to the Property. The Purchaser agrees to return all of the above documentation to the Vendor if this transaction is not completed.

### **SECTION III CONDITIONS, REPRESENTATIONS AND WARRANTIES**

7. "As Is" Condition
  - (a) The Purchaser acknowledges that it is acquiring the Property in an "as is" condition and that it must satisfy itself within thirty (30) days of the execution of the APS regarding the condition of the Property including, but not limited to, all existing physical conditions of this Property, environmental conditions, fitness for any purpose, suitability for construction, soil bearing capacity for any building proposed, and the availability of municipal services and utilities necessary for the Purchaser's proposed use of the Property. The Purchaser acknowledges that the Vendor shall not be responsible for any physical deficiencies of this Property or for any past, present or future environmental liabilities and hereby waives any claims against the Vendor in respect of any environmental liabilities on this Property. The Purchaser agrees to sign a release and indemnity in favour of the Vendor on or before closing with respect to matters set out in the preceding sentence. If the Purchaser is for any reason whatsoever dissatisfied with the Property, it shall deliver written notice to that effect to the Vendor by no later than the time specified herein, and this Agreement shall be terminated and the deposit shall be returned to the Purchaser without interest or deduction. If the Vendor is notified that the condition of the Property is not satisfactory, then the Purchaser shall, prior to receiving its deposit monies back and prior to being entitled to a full release from the Vendor with respect to this Agreement, restore the Property to its original condition as it existed prior to such testing or inspection by the Purchaser, at the Purchaser's sole expense. If the Purchaser fails to deliver written notice to the Vendor within the time specified herein regarding this condition, this condition shall be deemed to have been waived by the Purchaser.
  - (b) The Purchaser acknowledges and covenants that the Subject Property is not zoned for industrial use. The Township shall be responsible to change the current designation to a designation that will permit an 18,000 ft<sup>2</sup> facility that may include a warehouse, assembly, dispatch and related office space; and, allow for an expansion including a planned expansion to a 40,000 ft<sup>2</sup> facility. For greater certainty, a residential use will not be permitted on the Subject Property. This provision shall survive closing.
8. Investigation by the Purchaser
  - (a) The Purchaser acknowledges having inspected the Property prior to executing the APS and understands that upon the execution by the parties of this APS, and subject to any conditions herein, there shall be a binding agreement of purchase and sale between the Purchaser and the Vendor. It shall be the Purchaser's responsibility to provide, at its own expense, any soil bearing capacity tests or environmental inspection, as may be required or desired, and the Vendor shall grant the Purchaser access for such testing or inspection at all reasonable times, on reasonable notice, for the purpose of conducting reasonable inspections.



- (b) The Purchase must satisfy itself and confirm within 45 days of the execution of this agreement of:
  - (i) confirmation from the MTO, that a suitable commercial entrance permit is available; and,
  - (ii) confirmation of a satisfactory D4 study due to the abutting property landfill use.
- 9. Future Use
  - (a) The Vendor and the Purchaser agree that there is no condition, express or implied, representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically stipulated elsewhere in this Agreement.
- 10. Development Covenants and Restrictions
  - (a) The Property shall be subject to the development covenants and restrictions more particularly set out in Schedule "B" attached to this APS, which shall survive the completion of this transaction and run with the Property. The development covenants and restrictions shall be registered on title by the Vendor and the cost of registration shall be at the expense of the Purchaser. In the event that the said covenants and restrictions are not registered on title to the Property on or before closing, the Purchaser covenants and agrees to consent to the registration of the covenants and restrictions after closing. The Purchaser agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this Agreement or to the Property without first ensuring that the proposed assignee or transferee has entered into an assumption agreement in a form satisfactory to the Vendor, acting reasonably, requiring the assignee or transferee to be bound by all of the terms and conditions of this Agreement. In the event of such assignment, the Purchaser's rights, interests, liabilities and obligations hereunder is released and discharged from any and all liabilities and obligations arising under and pursuant to this Agreement.
- 11. Property Not for Resale
  - (a) The Purchaser covenants that it is purchasing the Property for the construction of a building and not for resale purposes.

**SECTION IV  
PRIOR TO COMPLETION DATE**

- 12. Purchaser May Inspect the Property
  - (a) The Purchaser, its agents and contractors shall be permitted to inspect the Property and the buildings as frequently as is reasonably necessary between the date of acceptance hereof and the Completion Date at reasonable times and upon reasonable notice to the Vendor.
- 13. Insurance
  - (a) Pending closing, the Vendor shall hold all insurance policies and the proceeds thereof in trust for the parties as their interest may appear and in the event of damage to the Property. The Purchaser may elect to either receive the proceeds of the insurance and complete the purchase or to cancel the APS and have all the deposit monies paid to the Vendor returned together with all interest earned thereon without deduction.

**SECTION V  
COMPLETING THE TRANSACTION**

- 14. Deed

- (a) The Deed or Transfer of the Property will be prepared at the expense of the Purchaser in a form acceptable to the solicitors for the Purchaser and the Purchaser will pay all Land Transfer Tax, Harmonized Sales Tax, surveying and other costs in connection with the registration of it.
15. Electronic Registration
- (a) The parties agree that the transaction shall be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, c.L.4 as amended. The parties acknowledge and agree that the delivery and release of documents may, at the discretion of the lawyer: a) not occur contemporaneously with the registration of the transfer/deed and other registerable documentation, and b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers entered into in the form of the Document Registration Agreement adopted by the Joint LSUC-OBOA Committee on Elective Registration of Title Documents.
16. Survey or Reference Plan
- (a) The parties acknowledge that a Reference Plan shall be registered on title and will be used to provide a registrable description of the Property.
17. Letters and Reports from Officials of the Vendor
- (a) On or before the requisition date, the Vendor agrees to provide to the Purchaser, at the Vendor's expense, letters or reports from the Fire Chief of the Township of Wellington North and the Building and Zoning Department of the Township of Wellington North regarding the status of compliance with all codes, by-laws, rules and regulations with respect to the Property and the buildings located thereon.
18. Examination of Title
- (a) Title to the Property shall be good and marketable and free from all encumbrances except for any service easements or rights-of-way to be reserved in favour of the Vendor and for any easements or rights-of-way registered on title and any minor encroachments shown on the survey or Reference Plan delivered to the Purchaser.
- (b) The Purchaser is allowed forty-five (45) days from the execution of the APS to examine the title to the Property. If on or before this date the Purchaser furnishes the Vendor in writing with any valid objections: to the title; to any undisclosed outstanding work orders; to undisclosed non-compliance with the municipal by-laws or covenants and restrictions which run with the land and cannot be resolved before the Completion Date; as to any objection of which the Vendor shall be unable to remedy or correct by the Completion Date and which the Purchaser will not waive, then this APS shall, notwithstanding any intermediate acts or negotiations, be terminated and the deposit shall be returned to the Purchaser without deduction and the Vendor and the Purchaser shall not be liable for any costs, damages, compensation or expenses.
19. Vendor to Discharge all Encumbrances
- (a) The Vendor agrees to obtain and register at its own expense, on or before the Completion Date, a discharge of all liens, encumbrances, agreements and mortgages now registered against the Property and not assumed by the Purchaser. The Vendor further covenants and agrees to discharge, on or before the Completion Date, any and all liens, chattel mortgages, assignments or any other security interest given by the Vendor against its personal Property.
20. Adjustments
- (a) The Vendor agrees that all security deposits, if any, held by the Vendor including interest thereon shall be credited to the Purchaser in the Statement of Adjustments prepared for the Completion Date.

- (b) Any rents, mortgage, interest, taxes, local improvements, water and assessment rates shall be apportioned and allowed to the Completion Date, the day itself to be apportioned to the Purchaser.

21. Deliveries by the Vendor To The Purchaser on Closing

- (a) The Vendor covenants and agrees to deliver to the Purchaser on the Completion Date, all such deliveries to be a condition of the Purchaser's obligation to close this transaction, the following:
  - (i) A deed of the Property;
  - (ii) Any survey or reference plan of the Property in the possession of the Vendor;
  - (iii) A Statutory Declaration by an authorized officer of the Vendor stating that accurateness and truthfulness of all of the representations and warranties;
  - (iv) A Statutory Declaration by an authorized officer of the Vendor as to possession of the Property in a form acceptable to the solicitors for the Purchaser;
  - (v) A Statutory Declaration by an authorized officer of the Vendor that it is not now, and upon completion will not be, a "non-resident person" within the meaning and for the purpose of Section 116 of the Income Tax Act, R.S.C., 1985, c. 1 (5th Supp.) as amended;
  - (vi) Certified copies of all appropriate Certificates, By-Laws and other documents of Vendor authorizing the transaction herein; and
  - (vii) Such further documentation and assurances as the Purchaser may reasonably require to complete the transaction contemplated by the APS.

22. Harmonized Sales Tax

- (a) The parties hereto acknowledge and agree that the transaction contemplated herein is subject to the Harmonized Sales Tax (HST) under the Excise Tax Act, R.S.C., 1985, c. E-15 (the "Act") and that the Purchase Price does not include HST. The Vendor shall provide the Purchaser with its HST Business Number. The Purchaser shall pay to the Vendor any HST imposed under the Act payable in connection with the transfer of the Property to the Purchaser, or as it may direct, unless the Purchaser or its nominee, or its assignee, provides:
  - (i) a certificate on or before the Completion Date containing a representation and warranty to the Vendor that:
    - (1) it is registered for the purpose of the HST on the Completion Date and specifying the HST registration number;
    - (2) it will self-assess the HST on its GST/HST return or file the prescribed form pursuant to subsection 228(4) of the Act in connection with the purchase of the Property;
    - (3) the Property transferred pursuant to this APS is being purchased by the Purchaser, or its nominee or assignee, as principal for its own account and is not being purchased by the Purchaser as agent, trustee or otherwise on behalf of or for another person, and does not constitute a supply of residential complex made to an individual for the purpose of paragraph 221 (2)(b) of the Act;
    - (4) an indemnity, indemnifying and saving harmless the Vendor from any HST payable on this transaction and penalty and interest relating to HST; and,
    - (5) a notarial true copy of its HST registration confirmation.

**SECTION VI  
MISCELLANEOUS**

23. Entire Agreement
- (a) There is no representation, warranty, collateral agreement or condition affecting this Agreement of the Property other than expressed herein.
24. Tender
- (a) Any tender of documents or moneys hereunder may be made upon the solicitor acting for the party upon whom tender is desired, and it shall be sufficient that a negotiable, certified cheque may be tendered instead of cash.
25. Time of Essence
- (a) Time shall be of the essence of this Agreement.
26. Planning Act
- (a) This Agreement shall be effective only if the provisions of Section 50 of the Planning Act, R.S.O. 1990, c.P.13, as amended are complied with.
27. Notices
- (a) All notices in this Agreement shall be in writing and shall be deemed to have been given if delivered by hand or mailed by ordinary mail, postage prepaid, addressed to the solicitor for the person to whom such notice is intended to be given at the following address:

**Solicitors for the Vendor:**

Kraemer LLP  
ATTENTION: Patrick J. Kraemer  
904 – 50 Queen St. N.  
Kitchener ON N2H 6P4  
Phone: (519) 954-1965  
Fax: (519) 954-1966  
Email: patrick@kraemerllp.com

**Solicitors for the Purchaser:**

Woods, Clemens, Fletcher & Cronin  
ATTENTION: Mary Lou Fletcher  
9 Memorial Ave.  
Elmira, ON N3B 2Z6  
Phone: (519) 669-5101  
Fax: (519) 669-5618  
Email: mfletcher@woodsclemens.ca

If mailed, such notices must also be given by facsimile transmission on the date it was so mailed. If so given, such notices shall be deemed to have been received on the first business day following the date it was delivered or marked mailed out.

28. Successors and Assigns
- (a) The Purchaser shall be permitted to assign all of its right, title and interest in and to this APS with the Vendor's written approval which shall not be unreasonably withheld. Subject to the restrictions in the preceding sentence, the Vendor agrees to engross the Transfer/Deed of Land as directed by the Purchase on the completion Date as the Purchaser may elect, and the Vendor agrees to complete the transaction contemplated by this APS on the Completion Date with such assignee or nominee. The Purchaser is released from all liability hereunder, if it assigns its interest in this APS. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

29. Schedules

- (a) The following Schedules shall form an integral part of this Agreement:
  - (i) Schedule “A” Description of Property; and,
  - (ii) Schedule “B” Restrictive Covenants.

30. Acceptance by Fax or Email

- (a) The Purchaser and Vendor acknowledge and agree that the communication of this Agreement of Purchase and Sale may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.

31. Counterparts

- (a) This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.

32. Severability

- (a) If any provision of this Agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this Agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.

**IN WITNESS WHEREOF** the parties have executed this Agreement.

**The Corporation of the Township of  
Wellington North**

---

Andrew Lennox  
Mayor

---

Karren Wallace  
Clerk

We have authority to bind The Corporation of  
the Township of Wellington North.

**2548713 Ontario Inc.**

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Per:  
Title:

I have the authority to bind the corporation.

**SCHEDULE "A"**  
**LEGAL DESCRIPTION OF LANDS**

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

PT LT 13 CON WOSR DIVISION 1 & 2 ARTHUR TWP, PT 12, 61R8621; WELLINGTON NORTH;  
T/W DN22899, RO666049, RO723376, RO724277

PIN: 71077-0265 (LT)

LRO #61

**SCHEDULE “B”  
DEVELOPMENT COVENANTS**

## 1. Title Control

- (a) The owner or owners of the property (the “Owner”) upon which these development covenants attach (the “Property”) covenants and agrees that it may not use the Property for its intended use of warehouse, assembly, dispatch and related office space, the owner responsible for service connection fees and development charges and may not retain ownership of the Property unless the Owner has constructed buildings for such use including obtaining a building permit for a 18,000 ft<sup>2</sup> building. For greater certainty, the property may not be used for residential use whatsoever. The Owner further covenants and agrees to commence construction of a permanent building on the Property which complies with the permitted uses of the Property’s zoning within one (1) year of the date the Owner took title to the Property being the date of registration of transfer (the “Completion Date”) and to substantially complete the construction of the said building in conformity with an approved site plan within eighteen (18) months from the Completion Date of this transaction.
- (b) In the event that the Owner has not obtained a building permit in accordance with the provisions of subclause 1.a) above, the Owner may request from The Corporation of the Township of Wellington North (the “Township of Wellington North”), in writing, an extension of the time specified in subclause 1.a) above up to a maximum extension period of six (6) months, (such extension, the “Extended Time”) upon payment by the Owner to the Township of Wellington North of a performance deposit equal to ten (10%) percent of the purchase price of the Property (the “Performance Deposit”). The Performance Deposit shall be refunded to the Owner, without interest, upon the Owner’s compliance with and completion of the provisions of subclause 1.a) above within the Extended Time. In the event that the Owner fails to complete construction within the Extended Time, then the Township of Wellington North shall, in addition to its other rights and remedies as set out herein or otherwise, be entitled to retain the Performance Deposit as liquidated damages and not as a penalty, in partial or full satisfaction of the Township of Wellington North’s damages.
- (c) If the Owner does not comply with the provisions of subclause 1.a) above within the periods therein specifically set out or within the Extended Time, the Owner, will, at the option of the Township of Wellington North by notice in writing to the Owner, re-convey good title to the Property to the Township of Wellington North, free and clear of all encumbrances, in consideration for payment by the Township of Wellington North to the Owner of 90% of the purchase price paid by the Owner to the Township of Wellington North for the conveyance of the Property in the first instance (the “Discounted Consideration”). The re-conveyance shall be completed within sixty (60) days of the notice set out in this subclause. The Township of Wellington North shall be allowed to deduct from the Discounted Consideration all of its reasonable costs, realty commission and legal fees incurred with respect to the original conveyance of the Property by the Township of Wellington North to the Owner, as well as the costs of the Township of Wellington North in re-acquiring the Property, including without limitation, realty commission, registration costs, land transfer tax, legal fees and such other costs as reasonably incurred by the Township of Wellington North. The Township of Wellington North shall not be required to pay for any improvements that may have been made, constructed, installed or performed by the Owner on the Property.
- (d) Subject to subclause 1.c) above, the Owner covenants that it will not sell the Property or any part thereof to any person, firm or corporation without first offering, in writing, to sell the Property to the Township of Wellington North for consideration equal to or less than the consideration paid by the Owner to the Township of Wellington North in the original conveyance of the Property less the costs of the Township of Wellington North incurred in re-acquiring the Property, including without limitation, real estate commission, land transfer tax, registration costs, legal fees and such other costs as reasonably incurred by the Township of Wellington North, provided however that the Owner may sell or transfer the Property to a subsidiary or affiliate corporation as defined in the Business Corporations Act, R.S.O. 1990, c.B.16 as amended, provided such



subsidiary assumes and confirms its acceptance of the within covenants and restrictions and expressly undertakes in writing to comply with them in such form as the Township of Wellington North may require. The Township of Wellington North shall have ninety (90) days from the receipt of an offer made by the Owner under this subclause, to accept such offer which acceptance shall be in writing. If the Township of Wellington North does not accept an offer to sell made by the Owner under the provisions of this subclause, the Township of Wellington North's right to repurchase the Property so offered shall terminate. However, the remaining provisions of this clause 1 as well as other provisions herein shall continue in full force and effect. The limitation contained in this subclause, will expire upon the Owner fulfilling all of the building requirements as set out in subclauses 1.a) and 1.b) above.

## 2. Occupation of Building

- (a) If the Owner or a lessee thereof fails to occupy the building within six (6) months after satisfying the provisions of subclauses 1.a) and 1.b) above with respect to the completion of the building, and for so long as the building remains unoccupied, beginning on the first day following the six (6) month period after satisfying the provisions of subclauses 1.a) and 1.b) above, the Owner shall pay to the Township of Wellington North as liquidated damages, quarterly amounts equal to the difference in Property tax between what is being paid by the Owner as Property tax for the Property when deemed vacant land and what would be paid as Property tax by the Owner for the Property if the building was occupied. If any such payment is not duly remitted by the Owner, interest shall be calculated on the balance owing in the same manner and shall be paid at the same rate to the Township of Wellington North as interest is calculated and paid to the Township of Wellington North on unpaid taxes.
- (b) In the event that the Owner or the Owner's lessee has not occupied the building in accordance with the provisions of subclause 3.a) above, the Owner may request, in writing, that the Township of Wellington North extend the time for occupation of the building for a maximum period of 6 months, which request the Township of Wellington North shall review and may approve in its sole and absolute discretion. Additional Extensions can be granted at the option of the Township of Wellington North, upon written request from the Owner prior to the expiry of any prior extensions granted by the Township of Wellington North.

## 3. Assignment of Covenants

- (a) The Owner acknowledges and agrees that the covenants and restrictions herein shall run with the title to the Property. The Owner, for itself, its successors, heirs, and assigns in title from time to time of all or any part or parts of the Property will observe and comply with the stipulations, restrictions, and provisions herein set forth (the "Restrictions"), and covenants that nothing shall be erected, fixed, placed or done upon the Property or any part thereof in breach or in violation or contrary to the Restrictions or the provisions of the agreement of purchase and sale between the Owner and the Township of Wellington North and that the Owner will require every subsequent purchaser or every successor in title to assume and acknowledge the binding effect of this document, as well as, covenant to observe and comply with the Restrictions and other covenants herein, and the surviving provisions of this Agreement of Purchase and Sale.

## 4. Force Majeure

- (a) If the Owner shall be unable to fulfill, or shall be delayed or restricted in fulfilling any of the obligations set out herein due to any act or neglect of the Township of Wellington North or any of its employees, or due to strikes, walkouts, lockouts, fire, unusual delay by common carriers, or by any other cause beyond the Owner's reasonable control, then the time for fulfilling any such obligations shall be extended for such reasonable time as may be required by the Owner to fulfill such obligation.

## 5. Right to Waive

- (a) Notwithstanding anything herein contained, the Township of Wellington North and its successors shall have the power by instrument or instruments in writing from time to time to waive, alter or modify the herein covenants and restrictions with respect to their

application to any part of the Property without notice to or approval from the Owner or notice to or approval from the owners of any other adjacent or nearby lands.

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

**BY-LAW NUMBER 014-23**

**BEING A BY-LAW TO AMEND BY-LAW 013-20 BEING A  
PROCEDURE BY-LAW FOR GOVERNING THE CALLING, PLACE  
AND PROCEEDINGS OF MEETINGS OF THE RECREATION,  
PARKS AND LEISURE COMMITTEE OF COUNCIL FOR  
WELLINGTON NORTH**

The Council of the Township of Wellington North hereby enacts the following amendment:

**1. ELECTRONIC MEETING PARTICIPATION**

- 1.1 Remote or hybrid electronic participation shall be permitted in open and closed meetings by members, deputations, presenters, consultants and staff on any electronic device that is deemed suitable by the Clerk.
- 1.2 Participants shall use their best efforts to connect to the meeting via online video or telephone no later than 15 minutes prior to the commencement of the meeting.
- 1.3 Participants shall ensure the background display is neutral and does not show
  - 1.3.1.1 any political messages
  - 1.3.1.2 any support for a particular cause
  - 1.3.1.3 any profane graphics or words
  - 1.3.1.4 any offensive logos or messaging that could be construed to violate any legislation or laws
- 1.4 Anyone participating remotely in a closed meeting shall ensure there are no other individuals who can hear the closed meeting discussion.

**READ A FIRST, SECOND, THIRD TIME AND FINALLY PASSED THIS  
21st DAY OF FEBRUARY, 2023**

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**ANDREW LENNOX, MAYOR**

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**KARREN WALLACE, CLERK**

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

**BY-LAW NUMBER 015-23**

**BEING A BY-LAW TO AMEND BY-LAW 014-20 BEING A BY-LAW  
TO AUTHORIZE THE EXECUTION OF AN AGREEMENT BETWEEN  
THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE AND  
THE CORPORATION OF THE TOWNSHIP OF WELLINGTON  
NORTH**

The Council of the Township of Wellington North hereby enacts the following amendment:

REPLACE

**MEETINGS**

The Recreation, Parks and Leisure Committee will meet ten times per calendar year, observing a winter and summer break (no meeting in January and August). Meetings are scheduled the first Tuesday of the month from 8:30a.m. – 10:30a.m., at a Wellington North facility. Additional meetings will be at the call of the Chair.

WITH

**MEETINGS**

The Recreation, Parks and Leisure Committee will meet ten times per calendar year, observing a winter and summer break (no meeting in January and August). Meetings are scheduled the first Tuesday of the month from 4:00 p.m. at a Wellington North facility. Additional meetings will be at the call of the Chair.

**READ A FIRST, SECOND, THIRD TIME AND FINALLY PASSED THIS  
21st DAY OF FEBRUARY, 2023**

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**ANDREW LENNOX, MAYOR**

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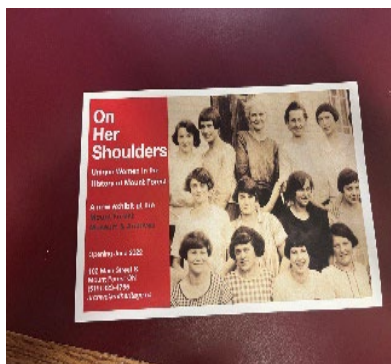
**KARREN WALLACE, CLERK**



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

### CULTURAL MOMENT FOR FEBRUARY 21ST CELEBRATES ANITA STEWART

On her shoulders is an exhibit on display at the Mount Forest Museum & Archives that showcases some of the unique women in the history of Mount Forest. Today's cultural moment celebrates Anita Stewart ; 1947 - 2020.

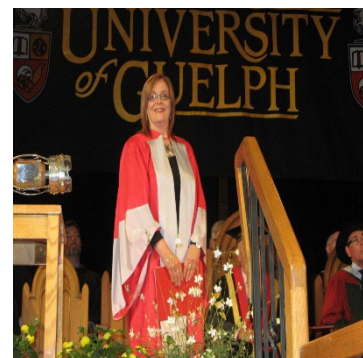


Anita Stewart was a hero, not because of one single heroic act, but because of a lifetime of devotion and courage towards her passion; to shed a spotlight on Canadian cuisine. When most Canadians were building a nation through politics, sport or education, Anita knew that food had to be at the heart of every home, every region and every country. Through her thoughtful activism and her patient disruptions to the norm, Anita changed the food industry in Canada and how Canadians eat.

In 1959, at twelve years of age, Anita moved to Mount Forest with her mother Anne. Anita's father Cliff had died a few years before, and Anne needed to find a new life for herself and her daughter. In her mother's kitchen during those lean years, Anita discovered how to cook simply, cheaply but also deliciously. Her active high school years in Mount Forest unveil the dynamo to come. Anita went on to finish her BA in Child Psychology, her MA in Gastronomy from Australia and raise four sons, all of whom work in the Canadian food scene.

As a prolific cookbook author, Anita's writing educated the world about what we grow, forage, fish and raise. She went even further by connecting and nourishing the people who contribute to the food industry through agriculture, tourism, fishing, and of course the chefs. She travelled from sea to sea to sea by dogsled and boat to discover the diversity and beauty of Canadian cuisine.

Anita's efforts were rewarded by being the first Food Laureate at the University of Guelph, by becoming a Member of the Order of Canada in 2012, and most recently by the successful adoption of her vision for a National Canada Food Day. This bill, sponsored by MP John Nater and passed unanimously in 2022, formally establishes Food Day in Canada on the Saturday before the first Monday in August.



Our local hero Anita died before knowing that her vision was complete, and she is buried in Mount Forest beside her hero, her mother Anne.

Submitted by all the volunteers at the Mount Forest Museum & Archives who mounted the exhibit "On Her Shoulders: Unique Women in the History of Mount Forest"

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

**BY-LAW NUMBER 016-23**

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE  
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF  
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON  
FEBRUARY 21, 2023**

**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 February 21, 2023 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 21ST DAY OF FEBRUARY, 2023.**

\_\_\_\_\_  
**ANDREW LENNOX, MAYOR**

\_\_\_\_\_  
**KARREN WALLACE, CLERK**