

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – MAY 8, 2023 AT 2:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - 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/84542241879>

Or join by phone:

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

Webinar ID: 845 4224 1879

**PAGE
NUMBER**

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the May 8, 2023 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the May 8, 2023 Regular Meeting of Council at : p.m. for the purpose of holding a Public Meeting under the Planning Act:

- 5053745 Ontario Inc., Zoning By-law Amendment

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the May 8, 2023 Regular Meeting of Council at : p.m.

DEPUTATIONS

- | | |
|--|-----|
| 1. Marcus Gagliardi, Cachet Homes, regarding cost sharing agreement between Cachet Homes and VED Homes for infrastructure already installed | 001 |
| 2. Scott Patterson, Patterson Planning Consultants Inc., regarding VED Homes Draft Plan of Subdivision and Zoning By-law Amendment ZBA 27/23 Adelaide Street Extension | 003 |

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, April 17, 2023 009

Recommendation:

THAT the minutes of the Regular Meeting of Council held on April 17, 2023 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Mount Forest Business Improvement Area, April 11, 2023 019

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 April 11, 2023.

- b. Arthur Chamber of Commerce, Directors Meeting, April 12, 2023 022

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Chamber of Commerce Directors Meeting held on April 12, 2023.

- c. Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Committee, November 25, 2022 024

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive minutes of the Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Committee meeting held on November 25, 2022.

- d. County of Wellington Accessibility Advisory Committee, February 2, 2023 029

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the County of Wellington Accessibility Advisory Committee meeting held on February 2, 2023.

- e. Mount Forest Aquatics Ad-Hoc Advisory Committee, April 25, 2023 038

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 April 25, 2023.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North approve the reimbursement of the costs associated with the production and total installation of Future Home of the Mount Forest Pool sign to the Mount Forest Aquatics Ad Hoc Advisory Committee.

2. PLANNING

- a. Report DC 2023-014, Consent Application B26-23 & B27-23
Terrence Martin

044

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-014 being a report on Consent Application (Severance) B26-23 & B27-23 known as Part Park Lot 9, s/s Waterloo St. in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B26-23 & B27-23 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- THAT the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial, construct, and otherwise including but not limited to: the provision of servicing as part of the 2023 Cork Street Reconstruction Project; the Owner will pay at the time of connection to the new set of sanitary/water/storm servicing of the actual tendered 2023 Cork Street Reconstruction costs; if servicing needs change in the future, the Owner is responsible for all cost to properly decommission services installed as part of the 2023 Cork Street Reconstruction Project and full restoration (i.e. granular base, asphalt, curb, sidewalk, etc); only 1 entrance into the retained lands with access off of Cork Street; and lot grading, to the satisfaction of the Township and at the sole expense of the Owner;
- THAT property matters for access to the rear yard accessory building, at 470-474 Cork St., be resolved to the satisfaction of the Township of Wellington North. Only one entrance access to the retained lands is permitted;

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

- b. Report DC 2023-015, Consent Application B30-23 Trevor Roberts Auto Repair 050

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-015 being a report on Consent Application (Severance) B30-23 known as Part Park Lots 11 & 12, s/s Smith St., Crown Survey in the village of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B30-23 as presented with the following conditions:

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

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

- c. Report DC 2023-016, Consent Application B31-23 Holtz Grain Limited 055

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-016 being a report on Consent Application (Severance) B31-23 known as Part Lots 22 & 23, Concession 5 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B31-23 as presented with the following conditions:

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

Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;

- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT the owner obtain zoning approval to the satisfaction of the Township of Wellington North regarding the oversized accessory structure;
- THAT the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;

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

d. Report DC 2023-017, Consent Application B32-23 Karen Martin

061

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-017 being a report on Consent Application (Severance) B32-23 known as Part Lots 23, 24 & 25, Concession 12 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B32-23 as presented with the following conditions:

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

- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

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

e. Report DC 2023-018, Consent Application B33-23 Marlin Martin

066

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-018 being a report on Consent Application (Lot Line Adjustment) B33-23 known as Part Lots 23, 24 & 25, Concession 12 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B33-23 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

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

- f. Planning Report, dated May 8, 2023, prepared by Matthieu Daoust, Senior Planner, County of Wellington regarding Part Park Lot 3, South of Domville St., Arthur, Zoning By-law Amendment (VED Homes) 071

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, dated May 8, 2023, prepared by Matthieu Daoust, Senior Planner, County of Wellington regarding Part Park Lot 3, South of Domville St., Arthur, Zoning By-law Amendment (VED Homes)

- g. Report DC 2023-019, John Welton Custom Homebuilding Ltd. o/a Sunvale Homes, Draft Plan of Subdivision 23T-20203, located on Part of Park Lots 10, 11, 12, 12 S/S Princess Survey McDonald, Park Lots L & K WOSR Pt Lot 2, Division 1 & 2; RP 61R-7789 Parts 2, 3, 9, 10, Part 5, Town of Mount Forest, Township of Wellington North 087

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-019 being a report on John Welton Custom Homebuilding Ltd. o/a Sunvale Homes, Draft Plan of Subdivision 23T-20203, located South of Princess Street and West of Cork Street, in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North assigns the following street names for Subdivision 23T-20203 (refer to: Proposed Draft Plan (Appendix A):

- Street A – Carnegie Road
- Street B – Chaloner Street
- Street C – Yeomans Street

- h. Report DC 2023-20, The Corporation of the County of Wellington, Site Plan Agreement, Wellington Road 12, Arthur 091

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-020 regarding the Final Approval of the County of Wellington Site Plan Control Agreement.

3. BUILDING

- a. Report CBO 2023-05 Building Permit Review Period Ending March 31, 2023 103

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-05 being the Building Permit Review for the period ending March 31, 2023.

4. FINANCE

- a. Vendor Cheque Register Report, April 28, 2023 105

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated April 28, 2023

5. FIRE

- a. Wellington North Fire, 2022 Annual Report 109

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire 2022 Annual Report.

6. OPERATIONS

- a. Report OPS 2023-017 being a report on the award of the Cork Street reconstruction project 128

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-017 being a report on the award of the Cork Street Reconstruction Project;

AND FURTHER THAT Council award the request for tender Contract 14056 to Lavis Contracting Co. Limited at a cost of \$853,379.70 plus applicable taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with this project by \$87,298.38;

AND FURTHER THAT Council authorize the Mayor and/or Clerk to sign any necessary agreements with the successful bidders to execute this project.

- b. Report OPS 2023-019 Mount Forest Agricultural Society update being a report on the Township's agreement with the Mount Forest Agricultural Society 131

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-019 Mount Forest Agricultural Society update being a report on the lease agreement between the Township of Wellington North and the Mount Forest Agricultural Society.

AND FURTHER THAT Council accepts the letter of cancellation between the Township of Wellington North and the Mount Forest Agricultural Society;

AND FURTHER THAT Council directs staff to develop a plan related to the future use of this site and associated structures (two agricultural barns, bleaches and announcers stand).

- c. Report OPS 2023-018 Mount Forest Standpipe Update 142

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-018 being a report regarding a Mount Forest Standpipe Update.

AND FURTHER THAT the Council of the Township of Wellington North approve the final design for the Mount Forest Standpipe as outlined in Appendix B.

AND FURTHER THAT the Council of the Township of Wellington North approve the implementation of the “Stage 2 Water Supply Emergency Restrictions” in Mount Forest, as outline in By-Law 093-16, Schedule 1, Section 12.2.

AND FURTHER THAT the Council of the Township of Wellington North direct staff to undertake a communication and education program to help residents understand how they can support this community initiative.

7. ADMINISTRATION

- a. Report CLK 2023-013 Municipal Election Candidate Financial Filings Form 4 150

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2023-013 being a report on Municipal Election Candidate Financial Filings Form 4.

- b. Report CLK 2023-014 Wellington North Electoral Ward update 152

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-014 being report Wellington North Electoral Ward update;

AND FURTHER THAT staff review the ward populations after the 2026 municipal election to make a determination if a boundary review is warranted.

8. COUNCIL

- a. Sault Ste. Marie, resolution dated February 21, 2023 regarding Support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act 155

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the resolution dated February 21, 2023 from Sault Ste. Marie regarding Support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act.

- b. Wellington Source Water Protection
 - Flyer regarding Wellington Septic Inspection Program: Septic Social Information Sessions 158
 - Wellington Septic Inspection Program letter 159

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information the Wellington Source Water Protection flyer regarding Wellington Septic Inspection Program: Septic Social Information Sessions, and Wellington Septic Inspection Program letter.

- c. Wellington North Power Inc. correspondence dated April 26, 2023, regarding the 2023 Annual Shareholder Meeting. 161

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive correspondence dated April 26, 2023 regarding the 2023 Annual Shareholder Meeting;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North appoint the following persons representing the Township of Wellington North at the Wellington North Power Annual Shareholder meeting to be held May 30, 2023:

1. Councillor
2. Councillor
3. Councillor

- d. Concerned residents of Arthur, correspondence dated April 26, 2023, regarding Draft Plan of Subdivision and Zoning Amendment to the Comprehensive By-law 66-01 for Part Park Lot 3, South of Domville Street (VED Homes) 162

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated April 26, 2023 from concerned residents of Arthur regarding Draft Plan of Subdivision and Zoning Amendment to the Comprehensive By-law 66-01 for Part Park Lot 3, South of Domville Street (VED Homes).

- e. County of Wellington correspondence dated May 2, 2023 regarding Committee Report dated April 13, 2023 regarding County Official Plan Review – Urban Expansion Requests 167

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington correspondence dated May 2, 2023 regarding Committee Report dated April 13, 2023 regarding County Official Plan Review – Urban Expansion Requests.

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 May 8, 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 030-23 being a by-law to confirm the extension of Schmidt Drive, and Eastview Drive, Public Highways in the Township of Wellington North | 189 |
| b) By-law Number 031-23 being a by-law to set the rates for 2023 taxation and to provide for the collection thereof | 191 |
| c) By-law Number 032-23 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, South of Domville St, Geographic Town of Arthur, VED Homes) | 197 |
| d) By-law Number 033-23 being a by-law to authorize the sale of real property, Pt Lt 33 Con 1 Normanby Pts 2 & 4 61R22438; S/T RO773868; Wellington North | 202 |

Recommendation:

THAT By-law Number 030-23, 031-23, 032-23, and 033-23 be read a First, Second and Third time and enacted.

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

- Report HR 2023-003 being a report on the update of the Township's staffing structure.
- Report CLK 2023-015 Update on Contraventions of Animal Control By-law, Canine By-law, Zoning By-law, Kennel By-law and Planning Act

2. REVIEW OF CLOSED SESSION MINUTES

- April 17, 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 HR 2023-003 being a report on the update of the Township's staffing structure;

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 CLK 2023-015 Update on Contraventions of Animal Control By-law, Canine By-law, Zoning By-law, Kennel By-law and Planning Act;

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 April 17, 2023 Council Meeting

CONFIRMING BY-LAW

213

Recommendation:

THAT By-law Number 034-23 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 May 8, 2023 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of May 8, 2023 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS

Mount Forest BIA (Mount Forest & District Sports Complex)	Tuesday, May 9, 2023	8:00 a.m.
Mount Forest Chamber of Commerce (Chamber office)	Tuesday, May 9, 2023	6:00 p.m.
Arthur Chamber of Commerce (Chamber office)	Wednesday, May 10, 2023	5:30 p.m.
Hawks Nest : A Dragons Den Inspired Event (Roxy Theatre, Owen Sound)	Wednesday, May 17, 2023	6:00pm Social 7:00pm Show Time
Regular Council Meeting	Tuesday, May 23, 2023	7:00 p.m.
Wellington North Power Inc. (Plume Room, Mount Forest & District Sports Complex)	Tuesday, May 30, 2023	6:00 p.m.
Regular Council Meeting	Monday, June 5, 2023	2:00 p.m.
Recreation, Parks and Leisure Committee	Tuesday, June 6, 2023	4:00 p.m.



WELLINGTON NORTH

SEMPER PORRO

DEPUTATION REQUEST FORM

For all deputation requests, please complete this form and submit no later than 12:00 noon on the Tuesday preceding the 2:00pm Council Meeting, 12:00 noon on Wednesday preceding the 7:00pm Council Meeting, or five business days in advance of a Committee Meeting.

Name of Deputation(s)			
Attending as an Individual		Representing a Group/Business/Organization	
Name of Group/Business/Organization:			
Address:			
Email:		Phone:	
Meeting Type:	Council	Committee (Includes Ad Hoc)	Meeting Date:
SUBJECT MATTER:			
Provide Description:			
Recommendation/Request of Council:			
(What action would you like the Township of Wellington North to take with respect to your matter)			

Estimated Municipal Financial Impact:	CAPITAL \$	ANNUAL OPERATING \$
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Other Details:

Signature: _____



Date: _____

Electronic Signature Accepted

Please submit to:

Karren Wallace, Director Legislative Services/Clerk

7490 Sideroad 7 W PO Box 125, Kenilworth ON N0G 2E0

Email kwallace@wellington-north.com | Phone 519-848-3620 Ext 4227 | Fax 519-848-3228

All deputation form requests and submissions and information therein will be circulated publicly on the Council or Committee Agenda. Electronic presentations not circulated via email in advance of the meeting cannot be presented on Wellington North electronic equipment via USB keys. A deputation is limited to a maximum of ten (10) minutes unless an extension of no more than a further five (5) minutes is approved by resolution of Council. The number of deputations will be limited to three (3) at any meeting of Council. **Council or Committee, may in their discretion, refuse to hear any deputation.**

Notice of Collection/Use/Disclosure: All information submitted in support of meetings of Council/Committee/Planning deliberations/ is collected in accordance with the Municipal Act, 2001, s. 8 and 239 (1) and may be used in deliberations, and disclosed in full, including email, telephone numbers, names and addresses on agendas and to persons requesting access to records of Council/Committee/Planning Committee. All information submitted to the municipality is subject to disclosure under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Questions about this notice of collection should be directed to the Clerk's office (519) 848-3620.



WELLINGTON NORTH

SEMPER PORRO

DEPUTATION REQUEST FORM

For all deputation requests, please complete this form and submit no later than 12:00 noon on the Tuesday preceding the 2:00pm Council Meeting, 12:00 noon on Wednesday preceding the 7:00pm Council Meeting, or five business days in advance of a Committee Meeting.

Name of Deputation(s)	SCOTT PATTERSON - PATTERSON PLANNING CONSULTANTS INC.		
Attending as an Individual <input type="checkbox"/>	Representing a Group/Business/Organization <input checked="" type="checkbox"/>		
Name of Group/Business/Organization:	VED HOMES		
Address:	6095 LINE 66 MONKTON ONT. N0K 1P0		
Email:	Scott@lpplan.com	Phone:	519-577-9817
Meeting Type:	Council <input checked="" type="checkbox"/>	Committee (Includes Ad Hoc) <input type="checkbox"/>	Meeting Date: MAY 8, 2023
SUBJECT MATTER:			
Provide Description:	<p>COUNCIL ARE CONSIDERING THE DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENOMENT ZBA 27/22 FOR THE VED HOMES PROJECT INCLUDING THE COMPLETION OF ADELAIDE STREET.</p> <p>I WOULD REQUEST TO APPEAR TO PROVIDE COUNCIL A BRIEF UPDATE ON THE PROJECT AND CHANGES TO THE PLAN, AN OVERVIEW OF COMMENTS IN RESPONSE TO NEIGHBOR CONCERNS AND TO ANSWER ANY QUESTIONS THAT COUNCIL MAY HAVE.</p> <p>I WOULD BE APPEARING IN FULL SUPPORT OF THE STAFF RECOMMENDATION FOR APPROVAL.</p>		
Recommendation/Request of Council:	(What action would you like the Township of Wellington North to take with respect to your matter)		
	<p>I WOULD ASK COUNCIL TO RECOMMEND THE COUNTY ADVANCE FORWARD AND GRANT DRAFT APPROVAL AND THAT COUNCIL PASS THE ZONING.</p>		

Estimated Municipal Financial Impact:	CAPITAL \$ <u>0</u>	ANNUAL OPERATING \$
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Other Details:

Signature: Scott Patterson Date: MAY 2/2023
 Electronic Signature Accepted

Please submit to:

Karren Wallace, Director Legislative Services/Clerk

7490 Sideroad 7 W PO Box 125, Kenilworth ON N0G 2E0

Email kwallace@wellington-north.com | Phone 519-848-3620 Ext 4227 | Fax 519-848-3228

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Patterson Planning Consultants Inc.

Via Email

Our File: 107

May 2, 2023

Mayor Andy Lennox and Township of Wellington North Council

7490 Sideroad 7 W
PO Box 125
Kenilworth, Ontario
N0G 2E0

Dear Council:

**Re: Draft Plan of Subdivision and Zoning By-Law Amendment ZBA 27/22
Adelaide Street Extension
Arthur, ON
Township of Wellington North, County of Wellington
2786713 Ontario Inc. o/a VED Homes**

Patterson Planning Consultants Inc. is pleased to represent 2786713 Ontario Inc. o/a VED Homes regarding their lands surrounding the proposed Adelaide Street extension in the Village of Arthur, in the Township of Wellington North, County of Wellington. As you are aware a public meeting was held on February 21, 2023 where the applications were presented to the public and Council of the Township of Wellington North. Consideration of the zoning by-law amendment and a recommendation on the Draft Plan of Subdivision is proposed for the upcoming Council meeting on May 8, 2023 at 2:00pm.

Since the public meeting on February 21, 2023 we have worked with municipal staff to address various concerns and have undertaken design revisions to the project. The overall project has been reduced from 35 units to 34 units as a result of changes that have been made. On April 17th, 2023 we participated in a Site Plan Pre-Consultation meeting regarding the proposed 20 unit cluster townhouse development. In advance of the upcoming Council meeting we have been furnished with a letter from several of the immediate neighbors to the subject lands noting various general concerns with the proposal. VED Homes appreciate the neighbor's comments and wish to offer the following in response:

Issue Raised	Response Comment
Kind of residences	<ul style="list-style-type: none"> • We would respectfully suggest that two storey townhouses are an appropriate land use for these lands. • The area is a mix of housing forms and there is nothing to suggest that townhouses are not a compatible building form in this area.
Noise	<ul style="list-style-type: none"> • There will undoubtedly be noise during

	<p>the construction period of building the homes</p> <ul style="list-style-type: none"> Any noise related matters beyond that cannot be predicted. We trust the municipality has a noise by-law in place and that any by-law infractions going forward would be addressed through enforcement of the by-law
Littering	<ul style="list-style-type: none"> We are unsure what the concern is and how to directly respond to this comment If any litter/ debris is generated during the construction process VED Homes will make every effort to maintain a clean work area.
Parking problems	<ul style="list-style-type: none"> A parking reduction is not being sought for any of the proposed units. Parking for the street townhouses is required on the basis of 1 space per unit. Each unit is being furnished with a private garage and driveway. Zoning by-law requirements are being met. Blocks 1 and 2 for street townhouses on the north side of Adelaide St. will have extended driveway lengths due to grading considerations. Additional parking opportunities will be available as a result Each of the cluster townhouses is also proposed to have a garage and private driveway - exceeding the 1 space per unit requirement. 10 visitor spaces are being provided in the cluster townhouse area - whereas only 5 are required. If there are opportunities for on-street parking on Adelaide St. the proponent would support that as well.
Property damage	<ul style="list-style-type: none"> Silt fence will be erected around the perimeter of the property prior to construction commencing and any site works etc. would occur solely within the subject property. The proponents have no right of access to any private landowner's lands without their permission. Access to the SWM outlet will be required but we understand the Township has an access right to this area.

	<ul style="list-style-type: none"> We do not anticipate any opportunity for property damage to occur (exterior to the development site)
Increase in common expense	<ul style="list-style-type: none"> We are unsure what this is referencing
Property values	<ul style="list-style-type: none"> There is nothing to suggest that this development project would have an impact on property values and this is not a planning consideration to be entertained whether this project represents good planning or not.
Building Height	<ul style="list-style-type: none"> Municipal staff had expressed a concern regarding the overall height / massing of the proposed buildings. A variance in the height permissions for the lands is not being sought and the building height permitted is the same in the current zoning as well as the zoning being requested. In order to address these comments we have proposed that we will reduce the pitch of the roof to reduce the overall massing of the buildings. This has resulted in a ~1m reduction in building height for all townhouse blocks. The buildings are located 14.8m from the northern property limit whereas the standard rear yard setback is 7.5m Side yard setbacks are also being greatly exceeded for all street fronting townhouse blocks. No windows are currently proposed on any side elevations of the townhouse buildings where they would abut existing development. Overlook into rear yards etc. is a potential reality of living in an urban environment however in this instance the proponents have increased setbacks where possible and believe that two storey buildings are an appropriate form of development that is in keeping with other homes in the area.
Stormwater Management / Drainage	<ul style="list-style-type: none"> In a submission to municipal staff on March 22, 2023 we noted that we: <p><i>"We acknowledge that the drainage is poor across the back of the existing homes. Our current plans show a 0.5% flow as the land drains to the west,</i></p>

	<p><i>but along that line are fence posts and trees. In order to address the concerns of this homeowner, we can offset the retaining wall 0.9m from the property line south. We would also need to move the wall in on the east sideline. Allowing enough room to provide a storm outlet behind 303 Domville. If the Township / County believe this has merit we will update our plans accordingly"</i></p> <ul style="list-style-type: none"> • To date we have not seen any response from the County or Township on this item. • As a condition of Draft Approval, we anticipate full grading and SWM materials for the draft plan area will be required. • We are aware of the neighbors concerns regarding drainage and through this process we would work to address this matter.
Fencing	<ul style="list-style-type: none"> • The current site plan proposes a 1.8m high wooden fence around the entire perimeter of the property where it would abut existing (and proposed) homes. • This will be detailed through the Site Plan Approval process for the cluster townhouse block and can be included as a condition of Draft Approval for the other blocks.

Again, VED Homes appreciate the comments the neighbors have provided and believe that positive steps have and will continue to be taken to address the comments.

VED Homes have also been in contact with Cachet Developments regarding cost sharing arrangements to reflect any infrastructure that has been oversized or installed to support the VED Homes project. These discussions will continue to advance.

We trust that Council sees merit in the VED Homes project and the completion of Adelaide Street in this area and would ask for Council support of the Draft Plan and the passing of the By-law on May 8, 2023.

Yours truly,
Patterson Planning Consultants Inc.



Scott J. Patterson, BA, CPT, MCIP, RPP
Principal

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – APRIL 17, 2023 AT 7:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 6:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
PART 1: <https://www.youtube.com/watch?v=OL0kRDSt0bM>
PART 2: <https://www.youtube.com/watch?v=5xvO1DuLTBk>**

Members Present:	Acting Mayor: Sherry Burke Councillors: Lisa Hern (via Zoom) Steve McCabe Penny Renken
Members Absent:	Mayor: Andrew Lennox
Staff Present:	Chief Administrative Officer: Brooke Lambert Director of Legislative Services/Clerk: Karren Wallace Deputy Clerk: Catherine Conrad Economic Development Officer: Dale Small Human Resources Manager: Amy Tollefson Chief Building Official: Darren Jones Manager of Environment and Development Services: Corey Schmidt Development Technologist: Tammy Stevenson Recreation Community Coordinator: Tasha Grafos Recreation Services Manager: Tom Bowden Deputy Fire Chief: Marco Guidotti Manager of Development Planning: Curtis Marshall

CALLING TO ORDER

Acting Mayor Burke called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2023-136

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Agenda for the April 17, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Renken declared an indirect pecuniary interest with Items for Consideration – 3. Economic Development, item b. Report EDO 2023-011 Grants & Donations Community Development Program as she submitted the application from the Mount Forest Louise Marshall Hospital Auxiliary and she is a member of the Auxiliary.

Acting Mayor Burke declared an indirect pecuniary interest with Items for Consideration, 2. Planning, item a. Report DC 2023-013, REVISED Consent Application (Easement) B52-22, 15955655 Ontario Ltd. & Robert Cottell as her employer prepared the sketches for the consent application.

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: 2023-137

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:31 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

- EDO 2023-009 Council Orientation Community Economic Development 101

2. REVIEW OF CLOSED SESSION MINUTES

- April 3, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-138

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 6:53 p.m.

CARRIED

RESOLUTION: 2023-139

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report EDO 2023-009 Council Orientation Community Economic Development 101.

CARRIED

RESOLUTION: 2023-140

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 3, 2023 Council Meeting.

CARRIED

PRESENTATIONS

Mount Forest Lions Club

- 85th Anniversary Celebration

Acting Mayor Burke presented the Mount Forest Lions Club with a congratulatory certificate and proclaimed the month of May 2023 as “Mount Forest Lions Club Month” in Wellington North.

DEPUTATIONS

1. Marcus Gagliardi, Cachet Developments (Arthur) Inc.

- Request for sewage allocation to the North Arthur Developments

Mr. Gagliardi appeared before Council to request sewage allocation for North Arthur Development. As a result of provincial approval of Wellington County OPA 119, the land has a land use change from employment to designated greenfield. It is his opinion this confirms that the lands are no longer required for employment land needs and are envisioned for residential land uses. Mr. Gagliardi requested that Council, or staff, reconsider the request for the balance of the 20 infill allocation units currently available to this development.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, April 3, 2023

2. Special Meeting of Council, April 11, 2023

RESOLUTION: 2023-141

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council held on April 3, 2023 and the Special Meeting of Council held on April 11, 2023 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1a ii, 2a, 3a, 3b, 5a, 6d

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-142

Moved: Councillor Hern

Seconded: Councillor Renken

THAT all items listed under Items For Consideration on the April 17, 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 Recreation, Parks and Leisure Committee meeting held on April 4, 2023.

THAT the Council of the Corporation of the Township of Wellington North approve, as recommended by the Recreation, Parks and Leisure Committee, the amendment to Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the walking track and the tiered seating (stands) of the Mount Forest Sports Complex for the May 6, 2023 event, with the following stipulations:

- Egress issues must be address to the satisfaction of the Township Fire Chief
- All requirements of the AGCO are the responsibility of the Mount Forest Lion's Club
- The SOP will end at 1 am

THAT the Council of the Corporation of the Township of Wellington North receive the Saugeen Connects, Press Release dated Monday, April 3rd, 2023, regarding Saugeen Connects launches 4th annual Summer Student Start-Up Program

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated April 11, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-016 being a report on the use municipal property to allow the Life Gears Academy to operate a day camp for six weeks.

AND THAT Council support Option 2 – the use of the Cork Street property and playground, as described in this report at a cost of \$150.00 per week.

AND FURTHER THAT, Council direct staff to enter into an agreement with Life Gears Academy to specify the terms and conditions of this partnership.

THAT the Council of the Corporation of the Township of Wellington North receive the Ausable Bayfield Maitland Valley Source Protection Region, Municipal Newsletter, March 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington Notice of Adoption with respect to an Official Plan Amendment to the County of Wellington Official Plan, Section 17(23) of the Planning Act (Re: OPA 121 – County of Wellington) and By-law 5812-23, a by-law to adopt Amendment No. 121 (Development Approval Updates) to the Official Plan of the County of Wellington.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated April 6, 2023 from Steve Clark, Minister of Municipal Affairs and Housing, regarding the Helping Homebuyers, Protecting Tenants Act.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2023-143

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North, as recommended by the Recreation, Parks and Leisure Committee, direct staff to proceed with the decommissioning of the Lion Roy Grant Pool and rehabilitation of the property;

AND FURTHER THAT Council direct staff to seek pricing for the decommissioning and rehabilitation of the property.

CARRIED

Acting Mayor Burke left the meeting as she had previously declared a conflict with Report DC 2023-013. Councillor Hern assumed the mayor's chair.

RESOLUTION: 2023-144

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-013 being a report on REVISED Consent Application (Easement) B52-22 known as Part Lot 6, East of Main St., Towns Plan of Mount Forest in the town of Mount Forest.

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

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and
- THAT the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial, construct and otherwise including but not limited to the provision of full road restoration (granular base, asphalt and curb) of any damaged or modified area at the proposed entrance and exit location within municipal right of way, signage posted at entrance and exit to indicate one way traffic flow, no vehicle parking within 1.5m of property line, surface treatment of the access easement to be installed to prevent erosion and the escape of dust and loose particles, line painting, and lot grading to the satisfaction of the Township and at the sole expense of the Owner.

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

CARRIED

Acting Mayor Burke resumed the mayor's chair.

RESOLUTION: 2023-145

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023 – 010 on the Community Improvement Program,

AND FURTHER THAT Council approves a Façade Improvement Grant of up to \$1,200.00 to The Imagination Space at 257 Main Street South in Mount Forest,

AND FURTHER THAT Council approves a Façade Improvement Grant of up to \$2,500.00 to The Topsy Fox Pub & Grill at 187 Main Street South in Mount Forest.

CARRIED

Councillor Renken left the meeting as she had previously declared a conflict with report EDO 2023-011.

RESOLUTION: 2023-146

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-011 being a report on the Grants & Donations Community Development Program

AND FURTHER THAT Council, in recognition of the important role that not-for-profit organizations and community groups play in our municipality, approves the recommendation to advance \$50,534.13 in grants to the following organizations:

GROUP	RECOMMENDED FUNDING
Arthur Agricultural Society	\$ 500.00
Arthur and Area Historical Society	\$ 500.00
Arthur Chamber of Commerce	\$ 2,500.00
Arthur Grace Anglican Church	\$ 435.05 (Fee waiver)
Arthur Horticultural Society	\$ 600.00
Arthur Junior Horticultural Society	\$ 200.00
Arthur Lions Club	\$ 1,049.77 (Fee waiver)
Arthur Optimist Club	\$ 275.72 (Fee waiver)
Arthur Optimist Club	\$ 2,292.77 (Fee waiver)
Arthur Optimist Club	\$ 207.23 (donation)
Arthur Opti-Mrs. Club	\$ 500.00
Arthur SU Sports Camp	\$ 749.99 (Fee waiver)
Big Brothers Big Sisters of North Wellington	\$ 1,000.00

Friends of Bill Walker "Git Yer Hillbilly On" Ribfest	\$ 435.05 (Fee waiver)
Hayden's Hope Foundation	\$ 1,908.71 (Fee waiver)
Hope Committee	\$ 1,500.00
Little Black Dress	\$ 735.91 (Fee waiver)
Lynes Blacksmith Shop	\$ 1,000.00
Mount Forest Agricultural Society	\$ 500.00
Mount Forest Chamber of Commerce	\$ 2,500.00
Mount Forest Community Garden	\$ 1,500.00
Mount Forest & District Arts Council	\$ 350.00
Mount Forest Fireworks Festival	\$ 2,500.00
Mount Forest Horticultural Society	\$ 1,500.00
Mount Forest Lions Club	\$ 500.00
Mount Forest Lions Club	\$ 1,155.00 (Fee waiver)
Mount Forest Louise Marshall Hospital Auxiliary	\$ 500.00
Mount Forest Louise Marshall Hospital Foundation - Gala	\$ 2,907.49 (Fee waiver)
Mount Forest Museum & Archives/ Heritage Society	\$ 500.00
Mount Forest Royal Canadian Legion	\$ 130.00 (Fee waiver)
North Wellington Health Care Recruitment	\$ 15,000.00
Saugeen Community Radio Inc.	\$ 2,426.00 (Fee waiver)
The Raw Carrot Gourmet Soup Enterprise	\$ 500.00
Wellington Heights Secondary School Warm Winter Wishes Program	\$ 650.00
Wellington Heights Secondary School (Scholarships)	\$ 900.00
West Luther 4-H	\$ 125.44 (Fee waiver)
TOTAL GRANTS \$ 14,626.90 (Fee waivers) \$ 35,907.23 (donation)	\$ 50,534.13

AND FURTHER THAT Council, provide direction to staff in regard to the six applications outlined below, that require council review and decision.

GROUP	REQUEST
Arthur and Area Historical Society	\$ 2,500.00 (Donation)
Arthur Public School	\$ 5,000.00 (Donation)
Big Brothers Big Sisters	\$ 836.20 (Fee waiver)
Hospice Wellington	\$ 1,950.00 (Fee waiver)
Kenilworth Public School	\$ 12,500.00 (Donation)
The Personal Empowerment Studio	\$ 2,000.00 (Donation)
	\$ 24,786.20

CARRIED

Council directed staff to invite Robin Ross, Trustee for the Upper Grand District School Board, to attend a future meeting.

Council was supportive of funding the requests for donations from the Arthur and Area Historical Society, Arthur Public School, Kenilworth Public School, and The Personal Empowerment Studio, and the request for waiver of fees from the Big Brothers Big Sisters and Hospice Wellington. Staff were directed to bring a report to a future meeting regarding funding of the six requests.

Councillor Renken returned to the meeting.

RESOLUTION: 2023-147

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-015 being a report on the 2023 sewage allocations;

AND FURTHER THAT Council direct staff to work towards entering a sewage allocation agreement with the following developers in Wellington North:

- VED Homes - Extension of Adelaide Street, west of Conestoga Street – 35 Units;
- Dan Prospero & Ines Prospero - 178 Main Street South – 14 Units;
- John Welton Custom Homebuilding Ltd. - Sunvale Homes Subdivision (NW Corner of Cork and Martin Streets) – 100 Units; and
- Farhan Mahood - 425 - 427 King Street East – 18 Units.

AND FURTHER THAT Council award the necessary units to allow the Building Department to have twenty (20) units of sewage allocation for distribution during 2023 for infill lots within Arthur;

AND FURTHER THAT Council award the necessary units to allow the Building Department to have twenty (20) units of sewage allocation during 2023 for infill lots within Mount Forest;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-laws to enter into the agreements;

AND FURTHER THAT Council direct staff to revise the fees and charges by-law associated with sewage allocation applications to include a nominal fee of \$250 per site application for 2024.

CARRIED

RESOLUTION: 2023-148

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated April 3, 2023, from Caroline Mulrone, Minister of Transportation, regarding the 2023-24 Connecting Links Program.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Attended a Lyons Blacksmith Shop meeting. They look forward to moving forward with repairs to opening to the public.

Acting Mayor Burke (Ward 2):

- The new Chief of Staff at North Wellington Health Care is Dr. Christine Peterkin.
- There will be a Mount Forest Aquatics Ad-Hoc Committee meeting on April 25th at the Mount Forest Fire Hall.

Councillor Hern (Ward 3):

- There is a GRCA meeting next week.
- Attending the Explore Your Future in Wellington event April 18th.

Councillor McCabe (Ward 4):

- Attended a ROMA meeting on Friday, April 14th.
- Will be at University of Guelph on Thursday for an announcement from OMFRA.
- Congratulations to the Mount Forest Patriots for moving on to the next round.

CULTURAL MOMENT

- Celebrating Helen Fair

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 Helen (Oulton) Fair ; 1909 – 1993.

Helen Fair came to Mount Forest in 1952 with a definite plan. She had spent her first ten years of marriage in New York City with her husband Harold Fair, a well-known newspaper correspondent at Reuters. Harold had been the first Canadian journalist sent overseas in September of 1939 to report on the war. Originally from Arthur Ontario, Harold created a plan to move back to his home in Wellington North and purchase and edit a local newspaper.

In 1954, Arthur Wright's daughter Grace was selling the Mount Forest Confederate after her father's death. Harold and Helen Fair bought the Confederate and, from the start, Helen shared equally in the management and editing of the paper. That same year Harold Fair died. Helen Fair was now the sole editor of her own newspaper.

Described as a very quiet and almost shy woman, Helen Fair could have called it quits. Instead, she became a hard-working, intelligent editor who oversaw a very successful and respected weekly paper until 1971. Through many printing and mechanical advances and through the tumultuous decade of the 60's, Helen ran the newspaper with humility and humour according to former employees.

Sheila MacEachern ran the linotype press at the paper in 1965 when she took a break one day to see a movie in Harriston before returning for her later shift. The sad movie had reduced Sheila to tears, and her editor noticed that she had been crying. Fearing that Sheila was very distraught over some grave personal matter, Helen called her into her office for comfort and reassurance. Sheila set her boss straight, but she realized then that working for a sensitive female boss like Helen Fair was going to be a wonderful new experience. Helen Fair is buried beside Harold in Arthur's Greenfield cemetery.

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".

CONFIRMING BY-LAW

RESOLUTION: 2023-149

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 029-23 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 April 17, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2023-150

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Regular Council meeting of April 17, 2023 be adjourned at 7:57 p.m.

CARRIED

MAYOR

CLERK



MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES April 11th, 2023 @ 8:00 AM

Meeting Room Mount Forest Arena

CALLING TO ORDER – Andrew Coburn; Chair Mount Forest BIA

PRESENT ATTENDEES

Members: Andrew Coburn, Jessica McFarlane, Dwight Benson, Maggie Schram, Bill Nelson

Staff: Dale Small

Community Members:

ABSENT ATTENDEES

Kailyn Cudney, Jayme Hewson, Kayla Morton, Claire Prentice, Sherry Burke,

WELCOME AND INTRODUCTIONS

Andrew

REVIEW AND ADOPTION OF THE AGENDA

Andrew

Bill makes motion to adopt, seconded by Dwight

ITEMS FOR DISCUSSION

1. Reimagined Laneway Project

Jessica/Jayme

- CP Wellness/Pizza Hut:
 - Jess showed video of designs. Jess of fwd to rest of group for appearance. Discussed options, group is leaning towards option

#2. Going to aim at 2024 for this project as the tentative budget is 45-55K per Paul Gonsalves of VC Concepts. Breakdown of below:

- VC Landscaping: 20K (of which 16K interlock)
 - Option of concrete is 10K
- Artist (10K)
- Pineridge Timberframe: 15L
- Andrew going to discuss with Don Plume the concrete option and tying in post with PIneridge.
- Kindred Credit Union/Print ONE
 - Bill going to discuss with Frank Maas regarding the steel. Bill going to discuss with Kindred regarding electricity
 - Jessica & Andrew going to meet with John Bennis to show the vision
 - Contact John Bennis to do art and Wilson Electric/Fairbro Electrical to provide quote. Dwight will contact electricians once we confirm access to hydro with John Bennis

2. Snowflakes

Dwight

- Snowflakes down. Banners up next week
- Bill makes a motion to accept Wilson Electric offer to equip the poles south of Queen St and short poles as offered by Wilson Electric. Material costs only, no labour. Jessica seconded. All in favor- carried.
- Bill makes a motion to order seven snow flakes for Main St. only. In the amount of \$7,000 not including tax. Maggie. All in favor- carried.

3. Heritage Building Hardscape

Dwight

- Dwight shared the quote provided by Robertson LAndscaping. Total amount is \$3,530.
- Jessica going to take a before photo
- Bill Nelson makes a motion to proceed with Robertson Landscaping as timing and coordination permits. Jessica second. All in favor- carried.

4. Compact Dispensing Stations

Bill

- Bill makes a motion to approve the three dispensing along with refill cartridges for a total budget of \$750. Dispensing locations: of Co-Op near Lions park. Parkette, Kindred/Library. Seconded by Jessica. All in favor- carried.

5. New Directors

Andrew

- Received appointment for both Maggie and Claire. New members tabled at this time

6. Banners

TBD

- Going up between 11 or 12th

7. Downtown Parking

Jessica

- Ruth Macdonald from Cancer Patient Services would like to discuss parking and how they can accommodate more. Also discussing with Chamber. Town enforced removal of cars. BIA has provided signs, however there is not much more resource we can offer at this time.

NEW BUSINESS: Bill is going to contact Vandepas Welding to sandblast and re-paint the top of the garbage cans. Board agreed Bill to contact and receive pricing.

1. NEXT MEETING

Tuesday, May 9th, 2023 in the Meeting Room @ Mount Forest Arena

ADJOURNMENT

Moved: DWight, SEconded by MAggie. All in favor



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

Directors Meeting Minutes

April 12th, 2023

Attending: *Brea Smith, Faye Craig, Paula Coffey, Dale Small, Bonnie McIntosh,*
Regrets: *Tom Gorecki, C. Lisa Hern*

Brea called the meeting to order @ 5:32 pm and welcomed everyone.

Approval of previous months minutes:

-Accept & Agreed by all in attendance.

Committee Reports:

Economic Development Report – Dale Small:

- Grants 41 received this year, up from 37 last year.
- Volunteer Appreciation Dinner in Arthur April 20th, sold out with 225 attendees for dinner & 25 groups for information tables.
- Explore Future jobs in Wellington County, event for grade 8 students. 225 Catholic school students and 350 UGDSB students, 30+ businesses attending.
- Saugeen Connects
 - o webinars underway for women in business
 - o Student Startup program accepting applications.

Council Report – Counsellor Lisa Hern (*not present, Dale quick recap*):

- \$1million Connecting link funding approved for Smith Street in Arthur.
- Budget was passed
- Council Strategic Planning workshop held earlier this week
- excellent results from community survey

Business arising from the previous meeting/New Business

- July 1st Festivities update: vendors still sending in deposit, Brea has reached out again this week to confirm interest. Musashi & Wightman have confirmed sponsorship of activities. Messy Labs also to run demo table. Approx 10 vendors confirmed & paid. Tom was following up with Optimists re: beer garden, Brea will touch base with him. Pentecostal Church is running a parking lot event that day, Brea to follow up. ***Brea spoke with David Price, youth pastor, doesn't feel that it will be an issue to have both events , he will keep Brea posted to be sure we do not impede on any of their activities.***

- Brea to reach out to W.C Library to inquire about sponsoring a children's entertainer, if they are unable Dale will speak to the River to have live music available.

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

- Speak to RBC about usage of hydro for cotton candy machine.
- think about signage or balloons at the street closure sign to alert of the event.
- Brea to reach out to 3gen organics
- Road closure/location: haven't heard anything from the BIA. Paula will follow up.

- Easter Scavenger Hunt a success! 105 completed scavenger hunts submitted! 10 baskets donated by members, all participants to receive single scoop ice cream. Thank you to iScreamm Cone Company, Copernicus Educational Products, Musashi Auto Parts, Cooperslane Kennels, Arthur Cash & Carry, The Wellington County Learning Centre, & Mapleton Acres!
- New township flag looks great out front! Thanks to Dale & Andy.
- Paula – Jim Phillips. Inquiry to discuss business ideas in Arthur. Arthur BIA, Chamber & W.N Township? Paula to follow up with Jim and setup a small meeting of the minds to discuss how to move forward and have Jim clarify what he is looking for.
- Headshots idea – directors like the idea. Membership \$25, Non-Member \$50 for 2-3 photos, potentially run an outdoor and an indoor. Brea to look into moving forward.
- Plaques & photos have been hung for community awards, Brea to add wording above. All like the idea.
- Brainstorming community event for May. Will follow up later.
- Canada Day Décor Package fundraising idea – ideas for items to include, bunting, plant, small flags. Have member price & non-member price. Paula to look online with suppliers to see about Canada Themed items. Brea will inquire about pricing on local plants.
- First Aid training – survey sent out, response puts us at about 15 people interested plus 9 from Tom. Agree there is enough interest to move forward with hosting. Brea to email Sue & township to inquire about May 27th or 28th. Dale to send paperwork to fill out a grant for the cost of the space. Paula offered empty store space if required.
- Faye: Arthur sign at 6&9 looking sad. Cost to replace is \$3693.80 +tax. Dale suggest applying for public art grant to cover up to \$2500. Faye mention approaching other local service clubs to help aid in cost.

Presidents Report – Tom -not present.

Correspondence: - none to discuss

Financial Statements: - Provided by Be Sure Financial. – no concerns.

Meeting Adjourned: 6:45pm

Meeting Outline for 2023

May 10th, 2023

June 14th, 2023

September 13th, 2023

October 11th, 2023

November 8th, 2023

December 13th, 2023

Dates to Remember

Horticultural Society Plant Sale May 20th

Potential Date for First Aid May 27th



SOURCE PROTECTION COMMITTEE

MINUTES – MEETING #90

MEETING: SOURCE PROTECTION COMMITTEE

DATE: NOVEMBER 25, 2022

TIME: 1:00 P.M.

LOCATION: GREY SAUBLE CONSERVATION AND VIRTUAL

CALL TO ORDER

Interim Chair called the meeting to order at 1:00 p.m.

In Attendance: Interim Chair, Dick Hibma
Stan Eby, Les Nichols, Gord Timmerman

Virtual Attendance: Dan Orr, Tara Saab, Mitch Twolan

Proxy Appointed By: Andrew Barton
John Fruin

Others Present: Mary Wooding, Ex-officio, Ministry of the Environment, Conservation and Parks (MECP)
Carl Seider, Project Manager, Drinking Water Source Protection (DWSP)
Nancy Guest, Recording Secretary, DWSP

Also in Attendance: Karen Gillan, Communications Specialist & Program Supervisor, DWSP
Tim Lanthier, CAO, Grey Sauble Conservation
Jennifer Stephens, General Manager/Secretary-Treasurer, Saugeen Conservation
John Ritchie, MECP, Owen Sound Office

Regrets: Robert Emerson

1. Adoption of Agenda

Motion No.
SPC-22-237

Moved by Stan Eby
Seconded by Les Nichols

THAT the Agenda be adopted as distributed.

Carried

2. Disclosure of Pecuniary or Conflict of Interest

Source Protection Committee (SPC) members were reminded to disclose any pecuniary interest that may arise during the course of the meeting. No disclosures of pecuniary interest were expressed at this time.

3. Adoption of Minutes

**Motion No.
SPC-22-238**

**Moved by Gord Timmerman
Seconded by Les Nichols**

THAT the Minutes of the July 22, 2022 Source Protection Committee meeting be adopted as distributed.

Carried

4. Matters Arising from the Minutes

No matters arose from the previous minutes.

5. Correspondence

Copy of letter dated November 8, 2022 from MECP to Historic Saugeen Metis re SPP approval.

Copy of letter dated November 8, 2022 from MECP to MNO Great Lakes Metis Council re SPP approval.

Copy of letter dated November 8, 2022 from MECP to Chippewas of Nawash Unceded First Nation re SPP approval.

Copy of letter dated November 8, 2022 from MECP to Saugeen First Nation re SPP approval.

6. Reports

Administration Report 6a

The Project Manager reviewed Administration Report 6a and advised the Minister's Approval respecting the s.36 Source Protection Plan (SPP) amendments was received on November 7, 2022. Future amendments can be made through locally initiated amendments respecting new or expanding systems, new scientific or technical information, and other revisions and updates as needed. With this approval in place, the SPC is now able to implement SPP policy requirements for expanded fuel storage and handling threats, including the East Linton Events-based Area, as well as salt management plans, where applicable.

With respect to Source Protection Committee appointments, Troy Pelletier, currently the Drinking Water Superintendent for the City of Owen Sound, has been appointed the Municipal Representative for Group 1 representing Owen Sound, Georgian Bluffs, Northern Bruce Peninsula and South Bruce Peninsula.

The Project Manager advised that an update was received from the Wellington Source Water Protection (SWP) office respecting the planned Minto Pines replacement well. The existing well and the planned well will both operate for a period of time to ensure the new well meets operational requirements. Staff from the Wellington SWP office will assist with threats assessment work.

The pumping tests for the proposed Well #4 in Chesley demonstrated that recharge rates were insufficient to support a well in this location and a more suitable site will need to be determined for the new production well.

An Environmental Assessment is being undertaken respecting the proposed well project on the Teeswater fairgrounds close to the existing wellhead protection area (WHPA) requiring modeling and WHPA delineation. It is expected that the proposed well location should not significantly affect the future use of the fairgrounds.

Information was received from the Risk Management Official for Centre Wellington indicating that five Risk Management Plans are in the process of being finalized. Negotiations are reportedly going well and two of the five will eventually require corporate head office sign-offs, which may delay final risk management plan approval.

**Motion No.
SPC-22-239**

**Moved by Les Nichols
Seconded by Stan Eby**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receive Administration Report #6a for information.

Carried

Communications Report 6b

The Communications Specialist reviewed Communications Report 6b and advised that the Children's Water Festival will be an in-person event once again in 2023 following cancellations and virtual festivals due to the covid pandemic. The Communications Specialist has been appointed Vice-President of the organizing committee after many years of working with the Festival and requested support from the Source Protection Committee members as well as help with sponsors and volunteering.

Saugeen Conservation has partnered with the Nuclear Waste Management Organization (NWMO) to offer a Water Well Improvement Program financially supporting landowners who wish to address well upgrades/decommissioning within the Saugeen watershed. Interested parties may contact Saugeen Conservation for more information.

The availability and use of self-adhesive notices respecting the responsible use of road salt provided by Conservation Ontario was discussed. These notices will be sent out to municipalities and property owners with salt management plans.

**Motion No.
SPC-22-240**

**Moved by Gord Timmerman
Seconded by Les Nichols**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receives Communications Report #6b for information.

Carried

7. New Business

Scott's Point Well Report 7a

The Project Manager reviewed Scott's Point Well Report 7a and advised that additional technical information has been received from consultants who did the modeling work for a new, deeper well within the same general WHPA delineation area. With the WHPA shifting approximately 200m to the East, there are about 9 fewer properties that will be affected by SPP policies in the community.

**Motion No.
SPC-22-241**

**Moved by Mitch Twolan
Seconded by Dan Orr**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receives this Report 7a for information and directs Staff to engage in early consultation with the Ministry of Environment, Conservation and Parks, respecting proposed amendments to the Source Protection Plan;

AND FURTHER THAT Staff prepare the necessary amendments to the Source Protection Plan for the new Scott's Point well for review at the next meeting.

Carried

Pesticide Policy Report 7b

The Project Manager reviewed Pesticide Policy Report 7b and the impacts resulting from recent 2021 Director's Technical Rule changes. Having a new definition of pesticides which includes a much wider description, the question is how to make an adjustment to the policy that conforms with the new definition and the intent of the Explanatory Document Policies 10-01 and 10-02 to address pesticides that may pose a higher risk to human and environmental health. There was an extensive discussion amongst the members and Staff regarding the details of pesticide application and with the information and ideas generated, Staff will formulate a draft policy for discussion at the next meeting.

**Motion No.
SPC-22-242**

**Moved by Les Nichols
Seconded by Stan Eby**

THAT: the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee receives Pesticide Policy Report 7b for information and directs Staff to continue to review possible Source Protection Plan policy implications and options for consideration at an upcoming meeting.

Carried


8. Other Business

There was no other business.

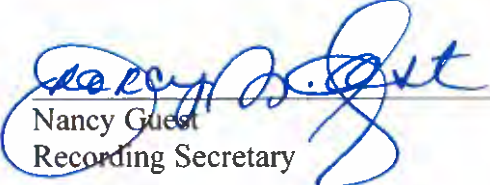
9. Confirmation of Next Meeting and Adjournment

The next Committee meeting will be held on Friday, March 31, 2023 at the Grey Sauble Conservation in Owen Sound, Ontario and virtually.

There being no further business, Gord Timmerman made a motion to adjourn at 2:30 p.m.

 31 Mar 2023

Carl Kuhnke
Chair



Nancy Guest
Recording Secretary



Corporation of the County of Wellington

Accessibility Advisory Committee

Minutes

February 2, 2023

Aboyne Library Community Room

Present:	<p>Warden Andy Lennox Councillor Matthew Bulmer (Chair) Councillor James Seeley Giverny Charlebois Nancy Dietrich Robin Fletcher Bethany Parkinson Gerald Townsend</p>
Regrets:	<p>Irene Van Eenoo Heather Small Lorri Wright</p>
Staff:	<p>Jennifer Adams, County Clerk Christine Carbone, Human Resources Assistant Nicole Cardow, Deputy Clerk Natalie Milanovic, Disability Management Coordinator Michele Richardson, Assistant Director of Human Resources Brendan Ridgeway, Manager of Human Resources- Employee Services</p>

1. Call to Order

At 1:33 pm, Warden Lennox called the meeting to order.

2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Introductions

The committee did a round table introduction of everyone present.

4. Accessibility Advisory Committee Chair

Warden Lennox nominated Councillor Matthew Bulmer for the Chair of the Accessibility Advisory Committee for 2023-2024. Robin Fletcher seconded the nomination.

Councillor Bulmer confirmed his willingness to stand.

Warden Lennox called for further nominations. There were no further nominations. The motion was carried.

Councillor Bulmer was declared Chair for 2023-2024.

5. Confirmation of Minutes

1/1/23

Moved By: Gerald Townsend

Seconded By: Bethany Parkinson

That the Minutes from the May 5, 2022 Accessibility Advisory Committee meeting be approved.

Carried

6. Goals and Objectives for Upcoming Term

Chair Bulmer thanked the County for the dedication and commitment to this committee and the value it brings. Chair Bulmer asked members to consider three or four goals or objectives, short and long term for the committee. This item will be placed as an agenda item at the next meeting.

Some goals and objectives discussed were crosswalk intersections and accessibility and the importance of sounds for the visually impaired, developing orientation package for committee members, developing a closer relationship with the local municipalities on accessibility matters for relaying information, and the possibility to be considered liaisons for the community to learn how to be accessible to create awareness and education the public; and update the Facility Accessibility Design Manual.

7. Accessibility Advisory Committee Terms of Reference

Mr. Brendan Ridgeway outlined two changes to the terms of reference. The additions to the terms of reference were:

5.2 (c) Review and make recommendation on barriers faced by people with disabilities to existing facilities owned, leased, or operated (in full or part) by the Municipalities/County. As a matter of practice, when County Advisory Staff on the AAC become aware of issues or concerns with municipal facilities, a site visit must be conducted. The Municipality owning the facility will be made aware of the visit before it occurs, and recommendations, if any, will be provided by the County Advisory Staff on the AAC, and;

6.3 (a) The Warden from County Council will declare the Chair through appointment from the AAC Council members.

There were discussions about further enhancements, and an updated Terms of Reference will be brought to the next meeting for approval.

8. Multi-Year Accessibility Plan (2022-2026)

Brendan Ridgeway outlined the draft County of Wellington Multi-Year Accessibility Plan. The plan outlines our approach to promote awareness, promote accessibility, eliminate barriers to employment, and promote best practices for Communications guidelines. Committee members were asked to review before the plan is finalized.

9. Accessibility Fund Incentive Programme

Brendan Ridgeway provided a verbal update to the committee that the County of Wellington has funds available to its member municipalities of up to \$10,000 annually, for accessibility renovations, facility improvements or equipment. Wellington County member municipalities may obtain up to three years' worth of grants (\$30,000) at one time if needed. This year the municipalities of Guelph/Eramosa, Minto, Centre Wellington, and Wellington North are all eligible. Notification will be sent to member municipalities.

10. Accessibility Advisory Committee on the County Page of Wellington Advertiser

Brendan Ridgeway informed the committee that the County of Wellington uses the County Page of the Wellington Advertiser to promote awareness of accessibility issues or resources within our community. Brendan asked the committee for input on ideas to post in an upcoming issue. Some ideas discussed were where to source braille menus in restaurants, CNIB smart phone donations, a spotlight on businesses that have gone above to be accessible to the public; yellow lines on the faces of steps as you come out of businesses; Stop Gap; and celebrating successes through the Accessibility Fund Incentive Programme.

11. Posting for New Committee Member

Accessibility Advisory Committee member, Nancy Dietrich of the Town of Minto, submitted her resignation to the Chair. Nancy has been a member of the Accessibility Advisory Committee for the past 20 years. Chair Bulmer thanked Nancy for her contributions to the committee. Notice of Nancy's resignation will be sent to the Town of Minto.

There are currently two vacancies on the Accessibility Advisory Committee. The positions are being advertised on the Careers page of the County of Wellington's website. The positions are hoping to be filled quickly with members from throughout the County of Wellington. Notice of these vacancies shall be sent to the member municipal Clerks.

12. New Item

Crosswalk intersections and accessibility and the importance of sounds for the visually impaired was voiced as an item of concern. The issue of concern is at intersection of Main Street and Queen Street, and Main Street and Wellington in the municipality of Wellington North. Warden Lennox will follow up with the Township of Wellington North regarding this issue.

13. Adjournment

At 3:11 pm, the Chair adjourned the meeting until May 2, 2023 or at the call of the Chair.

Councillor Matthew Bulmer
Chair
County of Wellington
Accessibility Advisory Committee



The County of Wellington Joint Accessibility Advisory Committee (AAC) TERMS OF REFERENCE

1.0 PREAMBLE

The County of Wellington Joint Accessibility Advisory Committee (AAC) is established and maintained to create a forum where the seven member municipalities and the County proper can collaborate on the identification and removal of barriers for people with disabilities.

2.0 DEFINITIONS

Within this Terms of Reference, the term:

“AAC” refers to: The County of Wellington Joint Accessibility Advisory Committee

“Act 2001” refers to: The Ontarians with Disabilities Act, 2001

“Act 2005” refers to: The Accessibility for Ontarians with Disabilities Act, 2005

“Barrier” means Anything that prevents a person with a disability from fully participating in all aspects of society because of their disability, including a physical barrier, an architectural barrier, an information or communication barrier, an attitudinal barrier, a technological barrier, a policy, or a practice.

“County” refers to: The County of Wellington

“Disability” means:

a) Any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation lack of physical co-ordination, blindness or visual impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device;

b) A condition of mental impairment or a developmental disability;

- c) A learning disability, or dysfunction in one or more of the processes involved in understanding or using symbols or spoken language;
- d) A mental disorder; or
- e) An injury or disability for which benefits were claimed or received under the Workplace Safety and Insurance Act, 1997.

This definition of disability is the same as that which is used in the Ontario Human Rights Code.

3.0 MANDATE

3.1 The AAC is an advisory body to all member Municipal Councils and the County proper and is responsible and accountable to County Council for its activities.

3.2 All Councils shall, as required by Section 29(5) of the Act 2005, seek advice from the AAC with respect to the identification, removal, and prevention of barriers to people with disabilities, as outlined in section 5.0 Duties.

4.0 REPORTING STRUCTURE

4.1 The AAC will report to County Council through the Administration, Finance and Human Resource Committee (AF&HR).

4.2 The AAC will provide the Clerk of each member municipality with copies of the Agendas and Minutes of the committee's meetings in order to keep the Councils of the member municipalities informed of the activities of the AAC.

5.0 DUTIES

5.1 The AAC shall be responsible to provide advice to County and local municipal Councils on:

- a) The requirements and implementation of the Act 2001 and the Act 2005 accessibility standards, preparation of accessibility reports and other matters for which councils may seek advice, as required under both Acts 2001 and 2005;
- b) All other functions specified in the Integrated Accessibility Standards Regulation, including consultation on Multi-Year Accessibility Plans;
- c) The prevention, identification and elimination of barriers faced by persons with disabilities to achieve accessibility with respect to County and local municipal by-laws, policies, programmes, practices, or service or an existing facility, building structures or premise owned, leased, or operated (in full or part) by a member Municipality or the County

- d) Review from time to time, these Terms of Reference and recommend changes as required.

6.0 MEMBERSHIP

6.1 Composition

The AAC will transition to consisting of 8 residents of the County of Wellington, a majority of which shall be persons with disabilities, as required by The Act 2005, consisting of one member appointed by each of the member municipalities and one by the County of Wellington.

6.2 Membership Selection and Term

- e) AAC vacancies shall be publicly advertised, and members selected by the appointing municipality as per 6.1.
- f) Advertisements for new members will encourage people with disabilities to apply for the position, to help ensure that the majority of the committee consists of people with a disability.
- g) Committee members will be appointed for a four (4) year term and may remain on the committee for additional term(s) at the discretion of the appointing municipality.

6.3 Chair

- a) The Committee will appoint a member at its first meeting to serve as Chair of the AAC for each term of County Council.
- b) The Chair shall preside over all meetings of the AAC, review agendas and liaise with support and advisory staff to ensure effective and efficient administration of the AAC.

7.0 MEMBERSHIP RESPONSIBILITIES

7.1 Members shall be familiar with the Act 2001, the Act 2005, and this Terms of Reference.

7.2 Members are expected to contribute their expertise during AAC meetings.

7.3 In the event that a member misses more than three consecutive meetings, the AAC will advise the Clerk of the appointing municipality to enable that municipality to review the appointment of that Member.

7.4 Members shall declare any situation that is, or has the potential to be, a conflict of interest.

8.0 REPORTING OF BARRIERS

8.1 Members that have identified a potential barrier to people with disabilities relating to a by-law, policy, programme, practice, service or an existing facility, building structure or premise owned, leased, or operated (in full or part) by a member Municipality or the County, that would like to inform or make recommendations to the responsible municipality about the impact the potential barrier creates for people with disabilities, shall bring the issue to the attention of the County Clerk or designate in the County Clerk's office at least 10 working days prior to a meeting for inclusion on the AAC agenda.

8.2 When County Staff become aware of a potential barrier identified by a member of the AAC, County Staff will advise the responsible municipality of the potential barrier and the date of the meeting at which the issue will be discussed by the AAC.

8.3 When County Staff become aware of a potential barrier identified by the public, or municipal staff that is not a member of the AAC, the County Advisory Staff will inform the responsible municipality of the potential barrier.

8.4 If requested, the County will make staff available to assist a member municipality assess a potential Barrier.

9.0 QUORUM

9.1 Quorum is formed when there is a majority of members present. The County Clerk or designate must also be present to proceed with the meeting.

9.2 Quorum must be achieved to proceed with the meeting.

10.0 RESOURCES

10.1 Advisory Staff

The County and each of the seven member municipalities will provide one advisory / support staff person to attend meetings of the AAC. Any additional advisory support required from other County Departments or local municipalities will be determined on an ad-hoc basis dependent on the needs of the AAC and the availability of resources.

10.2 Meeting Management Support

The County Clerk or designate from the County Clerk's office shall provide meeting management support to the AAC which includes preparation and distribution of meeting agendas and taking and distributing meeting minutes.

10.3 Additional Resources

From time to time, the AAC may request the advice or participation of individuals or organizations with a particular area of expertise (e.g. municipal Chief Building Official).

11.0 REMUNERATION AND REIMBURSEMENT OF EXPENSES

Non municipal members of the AAC will receive remuneration for regularly scheduled AAC meetings and sub-committees thereof. Expenses that are deemed necessary for members to fully participate in the AAC will be reimbursed by the County (e.g. sign language interpretation, Braille translation, transportation, and mileage).

Members will receive remuneration and expense reimbursement for subsequent meetings, where it is required for a member to attend.

12.0 MEETINGS

Meetings will be scheduled not less than four (4) times per year. A minimum of one (1) meeting must be held. Meetings will be held at the Aboyne Library, or other locations agreed to by the AAC.

038

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
APRIL 25, 2023 @ 7:00 P.M.
MOUNT FOREST FIRE HALL, 381 MAIN ST N.

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 (7:38pm Arrival time)

Guests: Jenna Bowden

Regrets: Brooke Lambert, Chief Administrative Officer
Dale Small, Economic Development Officer
Andy Lennox, Mayor

Staff Present: Tom Bowden, Recreation Services Manager
Tasha Grafos, Community Recreation Coordinator

CALLING THE MEETING TO ORDER

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

ADOPTION OF THE AGENDA

RESOLUTION: MFA 2023-009

Moved: Member McFarlane

Seconded: Member Weber

THAT the agenda for the April 25, 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

Approved at the April 17, 2023, Meeting of Council

RESOLUTION: MFA 2023-010

Moved: Member Leach

Seconded: Member Job

THAT the Mount Forest Aquatics Ad Hoc Advisory Committee receive for information the Minutes from the March 21, 2023, committee meeting.

CARRIED

BUSINESS ARISING FROM THE MINUTES

Project Costing & Updates; Staff will follow workplan with more detailed cost estimates by Summer 2023

Chair Burke explained that Report OPS 2023-001 was passed by Council and received for information earlier this year by Ad Hoc Committee and highlighted at the last meeting of this committee by the CAO.

There were some expectations from this committee for this meeting that there would be further information concerning a “firm price” for the cost of the pool and what the next steps staff would be taking.

At this point, staff are still working under the direction of the workplan presented in Report 2023-001, which provides that an “Architect completes design development and provides probable cost estimate to plus or minus ten percent” for Summer 2023.

An additional workplan item discussed by Chair Burke and shared with staff that a goal for a formal presentation to the Lions Club in the Fall of 2023; that would include both the Township’s workplan and this Committee’s Fundraising efforts to date and Fundraising Strategy. This would be a presentation similar to the Splash Pad presentation.

“Having a goal of Fall 2023 for this presentation gives us time to fully develop a strategy and be able to have a confident presentation available.”

A discussion amongst the committee took place concerning “hard numbers” for the pool, the Lions presentation, and the tender process. It was reiterated that Summer 2023 was the plan to have a more accurate cost for the pool and a fundraising amount for this group. Discussion around the tender was had, explaining this is one of the final steps of the project. The tender goes out when we are ready to build.

Chair Burke explained that she and the CAO have spoken in length about the plan and is confident that staff will work through the plan to get us where we need to be.

“Future Home Of” Signage

Chair Burke presented the image of the “Future Home of...” sign for the pool:



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Overall, the committee was pleased with this design and offered only two minor edits, one that the Lions logo be switched to a black and white version and two, that the MF pool logo be in black rather than blue.

The committee agreed to two 4' x 8' panels (\$440 per panel plus HST) for the construction of the sign, that would be mounted at a 90-degree angle together.

In addition to the production cost of the sign from Marcc Apparel, there will be additional costs for assembly and installation of the sign at the site.

Comment from Member Job, Lions logo needs to be approved by Club. It can be discussed at the next meeting of the Lions. However, Marcc does have an authorizing letter allowing them to use the Lions logo, so if the sign was undertaken by Marcc, they are permitted to use the logo.

Chair Burke clarified that the quote and draft were prepared by Marcc and the intent would be to use Marcc to create this sign.

RESOLUTION: MFA 2023-011

Moved: Member McFarlane

Seconded: Member Weber

THAT the Mount Forest Aquatics Ad Hoc Advisory Committee approves the design of the Future Home of the Mount Forest Pool sign with the minor edits to the Lions and MF Pool logo, making the Lions logo black and white and the MF Pool logo black;

FURTHER THAT the committee approves the signage be ordered as two 4' x 8' panels at \$440 each plus HST, from Marcc Apparel and installed as soon as possible;

AND FURTHER THAT staff be directed to get a quote for the installation, including posts, mounting materials, assembly, and the physical installation of the sign at the Future Pool site;

AND FURTHER THAT the committee ask the Township of Wellington North Council to reimburse the committee for the costs associated with the production and total installation of this sign.

CARRIED

Fundraising Campaign Strategy: events, pathway bricks, benches, etc.

Professional Fundraising Consultant: is this a full-service requirement or just a possible training opportunity.

Develop a full Fundraising Strategy to be approved by Council.

Completion Date for Strategy.

Move forward as a committee to fundraise the targeted funds.

Calendar more information.

Chair Burke lead a conversation about future and immediate needs for fundraising ideas. This conversation resulted in the following decisions regarding Fundraising efforts:

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- Possible Fundraising efforts broken into Sponsorship levels of support and awareness efforts being the sale of such items as Pool Swag, Calendars, etc.
 - These levels of support need to be defined by the group and strategized.
- The committee is working on producing a calendar as an additional fundraising awareness piece, for this fall. Chair Burke is looking for some committee members to assist with this project to have the calendar ready for sale in September. A plan is to be developed by the Committee on how to approach sponsors, getting the pictures, etc. The group decided that sponsorship of a page would be \$250.00.
- A variety of other fundraising ideas were discussed, pathway bricks, steak dinner, music and holiday events. The Committee members were tasked to bring further details and work plans to the next meeting. Discussion was also had to start compiling a calendar of events, for community awareness and to avoid conflicts with other fundraising groups.
- The “You’ve been Flocked” project was brought up and it was suggested by Member Tout that the committee try to push to promote this event over a 5 – 6-week period in the summer. Member McFarlane expressed that she would need assistance and Member Tout and Chair Burke agreed. This project will need more discussion at the next meeting.

Chair Burke discussed the development of a fundraising strategy; as a process that will not be completed in one meeting. As a committee we need to decide on whether there is a need for a Fundraising Consultant, whether that is a workshop to provide to assist with the fundraising strategy and its footprint or as a full service. This needs to be expressed in the fundraising strategy; and the committee was asked to think about the strategy and when this strategy will be presented to Council.

It was agreed that the smaller projects, now referred to as Awareness Efforts, like calendars, swag, etc. are all high effort but don’t necessarily have high yields. These ideas are still important to include the community members who aren’t big business and want to support the project.

The committee needs to develop an approach on how to attain higher levels of support from big companies in our community that want to donate.

Chair Burke went back to the topic of a professional fundraiser and the committee gave direction to for staff to attain quotes for professional services that would understand our smaller / rural community. This quote should include the levels of service and the fee associated; to conduct a workshop for the committee to learn more, and possible fees, for full-service consultation for the project.

The Direction to staff is to research fundraising professionals familiar with our landscape and community and request quotes for the different services they offer.

New Members & Committee Champions:

Social Media Coordinator, Volunteer Coordinator, Etc.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
APRIL 25, 2023 @ 7:00 P.M.
MOUNT FOREST FIRE HALL, 381 MAIN ST N.

042

Chair Burke has a list of volunteers that are ready to assist this committee with fundraising efforts. There needs to be more presence at community events with SWAG. And the committee needs someone to act as a social media coordinator. The idea of sub-committees was discussed and will be brought up again at a future meeting.

Communication Strategy

- **What kind of information should be on Township website?**
- **FAQs: what are the questions committee members hear most often? Provide information to staff, what the FAQs are and responses. Posted to website, handout, etc.?**
- **Next Steps.**

This committee is asked to submit questions they feel they are asked most often about the pool to the Community Recreation Coordinator. Those questions so far are:

- Where is the location of the new pool?
- Why is the price tag so big?
- Why is it an outdoor vs an indoor pool?
- Why can't the old pool be fixed? (link to Council meeting discussion, AODA requirements for 2024, space/parking, etc.)
- How much of the property tax increase is for the pool? (the committee would like this answered in terms of dollars per average tax bill not a percentage)

These questions will be answered by Township staff and made available on a FAQ section for the pool on the website.

Committee members would then direct anyone asking them questions to visit the site for responses.

A printed copy of the FAQs should also be made available to members for any events they attend as a member of this committee.

These FAQs would also be featured in a cross promotion between Township and Committee social media.

NEXT STEPS:

Staff will advise this committee when the "Future Home of the Mount Forest Pool" sign is ready to be installed. The committee would like to hold an unveiling of the sign event that includes a BBQ, selling swag, and entertainment.

This committee needs to compile an official list of planned events, get them booked, and then begin advertising for the events.

The committee is actively recruiting new members.

ITEMS FOR CONSIDERATION

Financial Update

043

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
APRIL 25, 2023 @ 7:00 P.M.
MOUNT FOREST FIRE HALL, 381 MAIN ST N.

March 2023 Statement, February 28 – March 31, 2023. Opening Balance \$11,442.96, closing balance \$13,744.58.

Interest earned \$42.57

Donations

For receipts, donations are deposited to the Municipal account. These are not reflected on these statements but are tracked in our accounts.

Account Information

RESOLUTION: MFA 2023-012

Moved: Member McFarlane

Seconded: Member Weber

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

CARRIED

OTHER BUSINESS/ROUNDTABLE

Member Job has spoken to Wellington Advertiser reporter, Jordan Snobelen. Jordan has expressed an interest in writing an article with this committee to highlight the many positives that come from the pool project. Once we are ready with the fundraising strategy, Member Job will reach out to Jordan again to coordinate this article.

Recreation Services Manager brought to the committee's attention that there will be some construction activity happening around the old pool as the water standpipe is serviced and painted in the coming weeks. He further explained that there is staff direction to begin gathering quotes for the decommissioning process of the old pool.

NEXT MEETING

May 30, 2023, at 7pm at the Mount Forest & District Sports Complex, Meeting Room.

ADJOURNMENT

RESOLUTION: MFA 2023-013

Moved: Member Doney

Seconded: Member Weber

THAT the Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting of April 25, 2023, be adjourned at 9:06pm.

CARRIED



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023
From: Tammy Pringle, Development Clerk
Subject: DC 2023-014, Consent Application B26-23 & B27-23 Terrence Martin

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2023-014 being a report on Consent Application (Severance) B26-23 & B27-23 known as Part Park Lot 9, s/s Waterloo St. in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B26-23 & B27-23 as presented with the following conditions:

- **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- **THAT** the Owner enters into a **development agreement** with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial, construct, and otherwise including but not limited to: the provision of servicing as part of the 2023 Cork Street Reconstruction Project; the Owner will pay at the time of connection to the new set of sanitary/water/storm servicing of the actual tendered 2023 Cork Street Reconstruction costs; if servicing needs change in the future, the Owner is responsible for all cost to properly decommission services installed as part of the 2023 Cork Street Reconstruction Project and full restoration (i.e. granular base, asphalt, curb, sidewalk, etc); only 1 entrance into the retained lands with access off of Cork Street; and lot grading, to the satisfaction of the Township and at the sole expense of the Owner;
- **THAT** property matters for access to the rear yard accessory building, at 470-474 Cork St., be resolved to the satisfaction of the Township of Wellington North. Only one entrance access to the retained lands is permitted;

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

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located in the south west quadrant of the town of Mount Forest and is geographically located south of 420 Cork Street and north of 470-474 Cork Street.

Proposed severance (B26-23) is 20.1m fr x 36.6m = 0.07 hectares, vacant land for proposed semi-detached residential.

Proposed severance (B27-23) is 20.1m fr x 36.6m = 0.07 hectares, vacant land for proposed semi-detached residential.

Retained parcel is 0.2 hectares with 23.8 m frontage, existing vacant land for proposed urban residential use.

FINANCIAL CONSIDERATIONS

The municipality will realize \$260.00 in clearance fees and parkland dedication consistent with By-law No. 011-22.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch No. 23-9849 prepared by Greg Ford at Wilson-Ford Surveying & Engineering, dated March 23, 2023.
- APPENDIX B:
 - Aerial View of Subject Lands
- APPENDIX C:
 - Planning Report, Zach Prince, Senior Planner
Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

Yes

No

N/A

Which priority does this report support?

Modernization and Efficiency

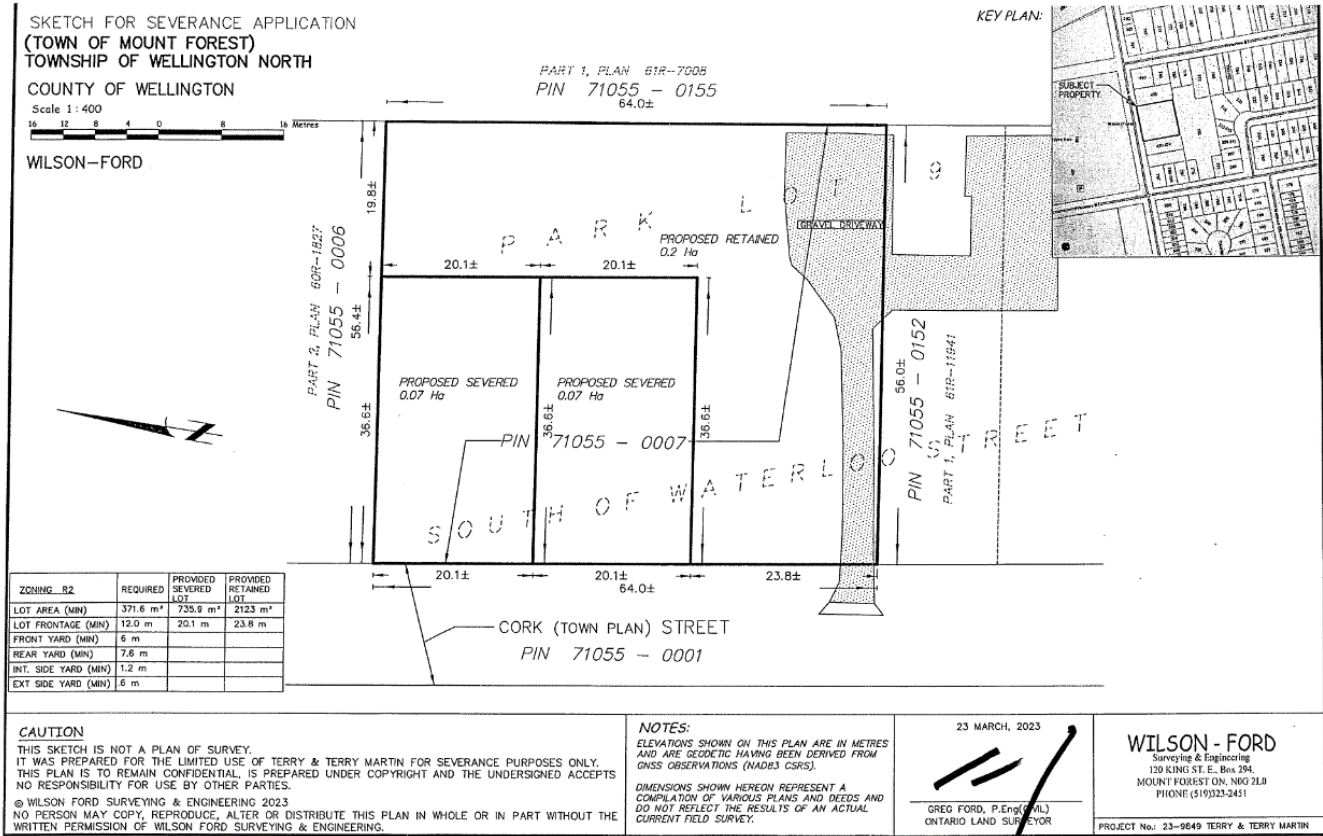
Partnerships

Municipal Infrastructure

Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

APPENDIX A – Severance Sketch



APPENDIX B – Aerial View of Subject Lands



APPENDIX C – Planning Report



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

Application	B26/23 & B27/23
Location	Part Park Lot 9, s/s Waterloo St TOWNSHIP OF WELLINGTON MINTO (Mount Forest)
Applicant/Owner	Terrance and Terry Martin

PRELIMINARY PLANNING OPINION: These applications propose to sever three (3) vacant lots in the Urban Centre of Palmerston for residential purposes:

Parcel ID	Lot Area	Frontage
Severed (Parcel 1)	700 m ² (7,535 ft ²)	20.1 m (66 ft)
Severed (Parcel 2)	700 m ² (7,535 ft ²)	20.1 m (66 ft)
Retained (Parcel 3)	0.2 ha (0.5 ac)	23.8 m (78 ft)

This application is consistent with Provincial Policy and generally conforms to the County Official Plan. Planning staff recommends approved subject that the following can be addressed as conditions of approval:

- a) That driveway access can be provided to the severed and retained lands to the satisfaction of the local municipality; and,
- b) That servicing is available for the severed and retained lands to the satisfaction of the local municipality;

A PLACE TO GROW: The subject property is located within Urban Centre of Mount Forest. Section 2.2.1.2 a) states the vast majority of growth will be directed to settlement areas that i) have a delineated built up boundary; ii) have existing or planned municipal water and wastewater systems; and iii) can support the achievement of complete communities. The subject lands represent intensification area as the lands are located outside of the existing built boundary.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is located within the Urban Centre of Mount Forest. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL and located within the Urban Centre of Mount Forest according to Schedule A6-1 of the Official Plan. Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities.

Within the Residential designation, a variety of housing types shall be allowed. It is understood that the subject severances are for semi detached residential units.

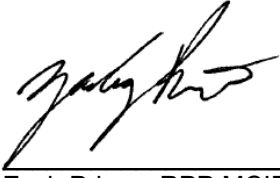
Section 10.6.2 states that new lots may be created in Urban Centres provided that the land will be appropriately zoned. The proposed severed lands are zoned Medium Density Residential (R2) Zone.

The matters under section 10.1.3 were also considered, including item b) “that all lots can be adequately serviced with water, sewage disposal...”, item d) “that all lots will have safe driveway access to an all-season maintained public road...” and item l) “that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses”.

WELL HEAD PROTECTION AREA: The subject property is not located within a Wellhead Protection Area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Medium Density Residential (R2) zone. The severed and retained lots meet the frontage and area requirements for semi detached dwellings.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Zach Prince', written in a cursive style.

Zach Prince, RPP MCIP
Senior Planner
May 2nd, 2023



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023
From: Tammy Pringle, Development Clerk
Subject: DC 2023-015, Consent Application B30-23 Trevor Roberts Auto Repair

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2023-015 being a report on Consent Application (Severance) B30-23 known as Part Park Lots 11 & 12, s/s Smith St., Crown Survey in the village of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B30-23 as presented with the following conditions:

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

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

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located in the north west quadrant of the village of Arthur and is geographically known as 497 Smith Street.

Proposed severance is 56m fr x 76m = 0.43 hectares, vacant land (gravel parking area), for proposed future commercial development.

Retained parcel is 0.41 hectares with 40m frontage on Wells St W and 62m frontage on Smith St./Highway 6, existing and proposed commercial use with auto repair shop.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch No. 31622-22 prepared by Jeffrey Buisman at Van Harten Land Surveyors - Engineers, dated March 27, 2023.
- APPENDIX B:
 - Aerial View of Subject Lands
- APPENDIX C:
 - Planning Report, Zach Prince, Senior Planner
Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

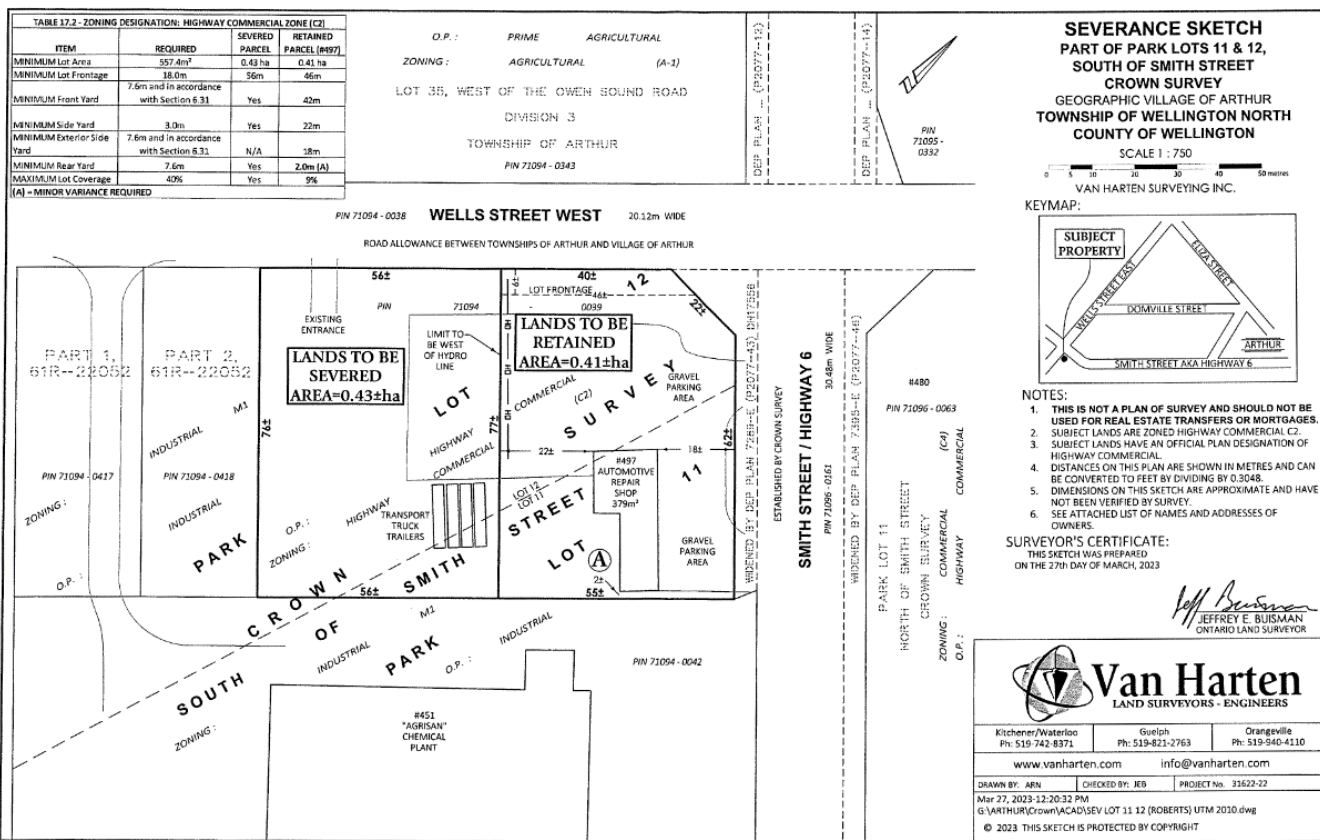
Yes
 No
 N/A

Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

APPENDIX A – Severance Sketch



APPENDIX B – Aerial View of Subject Lands



APPENDIX C – Planning Report



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

Application Location	B30/23 Part Park Lots 11 & 12, s/s Smith St TOWNSHIP OF WELLINGTON NORTH (Arthur)
Applicant/Owner	Trevor Roberts Auto Repair

PRELIMINARY PLANNING OPINION: This application would sever a 0.43 ha (1 ac) vacant highway commercial lot. A 0.41 ha (1 ac) lot with an existing auto repair shop would be retained.

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

- That driveway access can be provided to the severed lands to the satisfaction of the of the local municipality;
- That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality; and
- That zoning compliance be achieved for the severed and retained lands to the satisfaction of the local municipality.

A PLACE TO GROW: The subject property is located within Urban Centre of Arthur. Section 2.2.1.2 a) states the vast majority of growth will be directed to settlement areas that i) have a delineated built up boundary; ii) have existing or planned municipal water and wastewater systems; and iii) can support the achievement of complete communities. The subject lands are located within the Built Area of Arthur.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is located within the Urban Centre of Arthur. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as Highway Commercial according to Schedule A6-2 of the Official Plan. Section 7.5.1 states, "Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities, commercial, industrial and institutional uses..."

Severances in the Highway are permitted provided the lands are appropriately zoned.

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is located within Well Head Protection Area D with a Vulnerability Score of 4.

LOCAL ZONING BY-LAW: The subject property is currently zoned Highway Commercial (C2). The severed and retained lands meet the minimum lot area and frontage requirements in the By-law. Four (4) transport truck trailers are proposed on the severed lands. Accessory structures are not permitted without a main building, a condition requiring zoning compliance has been added to this effect.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Zach Prince MCIP RPP, Senior Planner
 May 2nd, 2023



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023
From: Tammy Pringle, Development Clerk
Subject: DC 2023-016, Consent Application B31-23 Holtz Grain Limited

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2023-016 being a report on Consent Application (Severance) B31-23 known as Part Lots 22 & 23, Concession 5 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B31-23 as presented with the following conditions:

- **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;
- **THAT** driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- **THAT** the owner obtain zoning approval to the satisfaction of the Township of Wellington North regarding the oversized accessory structure;
- **THAT** the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;

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

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located in the south west quadrant of the Township and is geographically known as 7552 Sideroad 9 West.

Proposed severance is 0.81 hectares with 11m frontage, existing and proposed rural residential use with existing dwelling and storage shed.

Retained parcel is 80.5 hectares with 883m frontage on Sideroad 9 W and 917m frontage on Concession Road 6, existing and proposed agricultural use. Existing drive shed to be removed.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch No. 32048-22 prepared by Jeffrey Buisman at Van Harten Land Surveyors - Engineers, dated March 27, 2023.
- APPENDIX B:
 - Aerial View of Subject Lands
- APPENDIX C:
 - Planning Report, Zach Prince, Senior Planner
Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

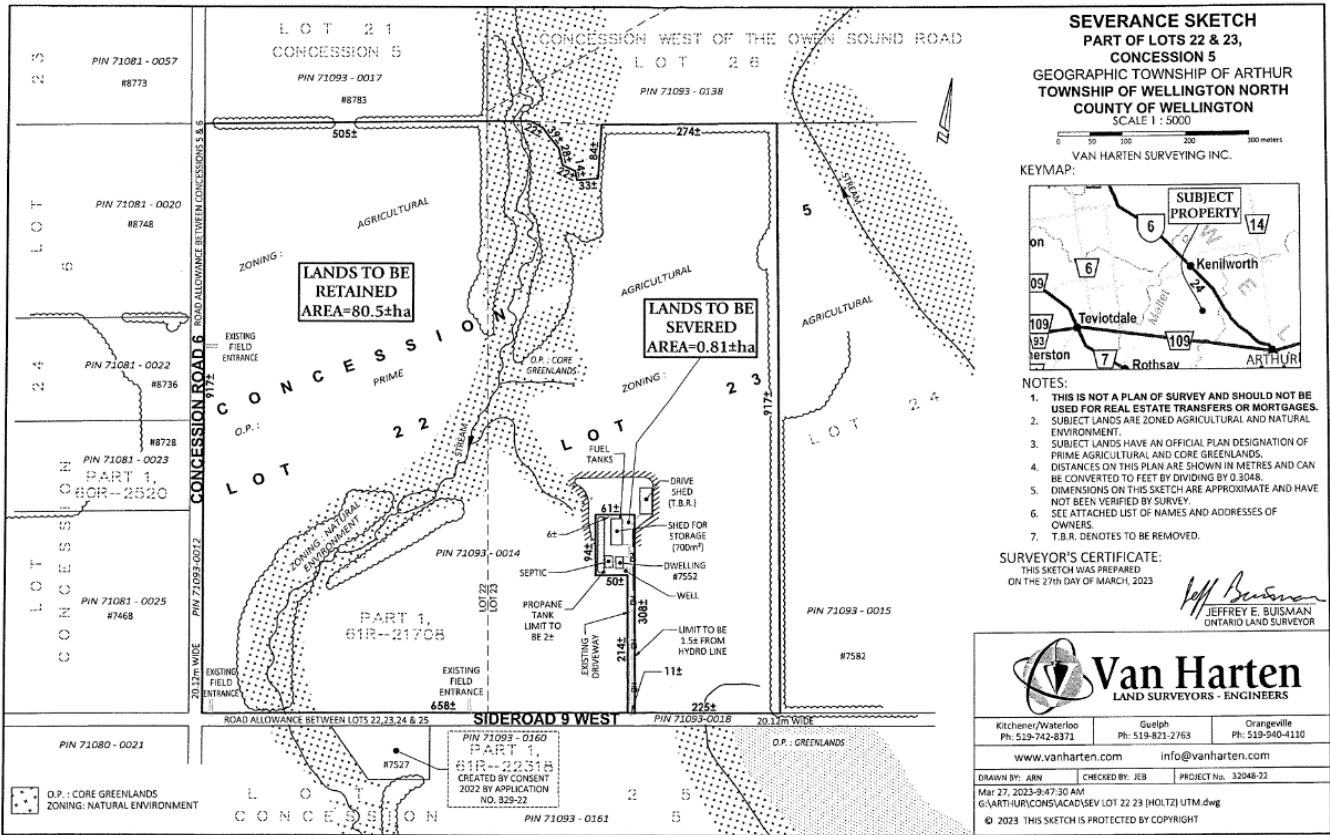
Yes
 No
 N/A

Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

APPENDIX A – Severance Sketch



APPENDIX B – Aerial View of Subject Lands



APPENDIX C – Planning Report



Planning and Development Department | County of Wellington
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 T 519.837.2600 | F 519.823.1694

Application	B31/23
Location	Part Lots 22 and 23, Concession 5 TOWNSHIP OF WELLINGTON NORTH (Arthur Twp)
Applicant/Owner	Holtz Grain Limited

PRELIMINARY PLANNING OPINION: This application would sever a 0.81 ha (2 ac) rural residential parcel with an existing dwelling, and storage shed. A 80.5 ha (198.9 ac) agricultural parcel with an existing drive shed would be retained. This application has been submitted under the surplus farm dwelling policies.

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

- a) That servicing on the severed lands can be accommodated to the satisfaction of the Township;
- b) That driveway access can be provided to the retained lands to the satisfaction of the appropriate road authority; and,
- c) That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;

PLACES TO GROW: No issues

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

- a) a residence surplus to a farming operation...;

Section 2.3.4.1 c) further states that “the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farm land created by the severance.”

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS. The identified environmental features include Floodplain regulated by GRCA. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

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

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.”

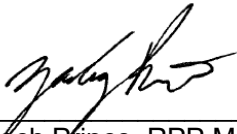
With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e). Item f) can be addressed as a condition of approval.

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

WELL HEAD PROTECTION AREA: A part of the subject lands is not located within a Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). The proposed severed parcel is completely located within A Zone. The proposed retained parcel meets the minimum lot area and frontage requirements of the A Zone. As part of the surplus farm severance policies a standard condition is recommended to rezone the retained lands to prohibit future residential uses.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Zach Prince, RPP MCIP
Senior Planner
May 2nd, 2023



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023
From: Tammy Pringle, Development Clerk
Subject: DC 2023-017, Consent Application B32-23 Karen Martin

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2023-017 being a report on Consent Application (Severance) B32-23 known as Part Lots 23, 24 & 25, Concession 12 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B32-23 as presented with the following conditions:

- **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

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

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located in the south west quadrant of the Township and is geographically known as 6832 Wellington Road 109.

Proposed severance is 18.47 hectares with 362m frontage (Severed 1 on sketch), existing and proposed agricultural use.

Retained parcel is 35.04 hectares with 1033m frontage on Wellington Rd 109 and 206m frontage on Wellington Rd 6, (retained 1 on sketch), existing and proposed agricultural and rural residential use with existing dwelling, barn, drive sheds, sheds & cell tower.

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch No. 32197-23 prepared by Jeffrey Buisman at Van Harten Surveying Inc., dated March 27, 2023.
- APPENDIX B:
 - Aerial View of Subject Lands
- APPENDIX C:
 - Planning Report, Zach Prince, Senior Planner
Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

Yes

No

N/A

Which priority does this report support?

Modernization and Efficiency

Partnerships

Municipal Infrastructure

Alignment and Integration

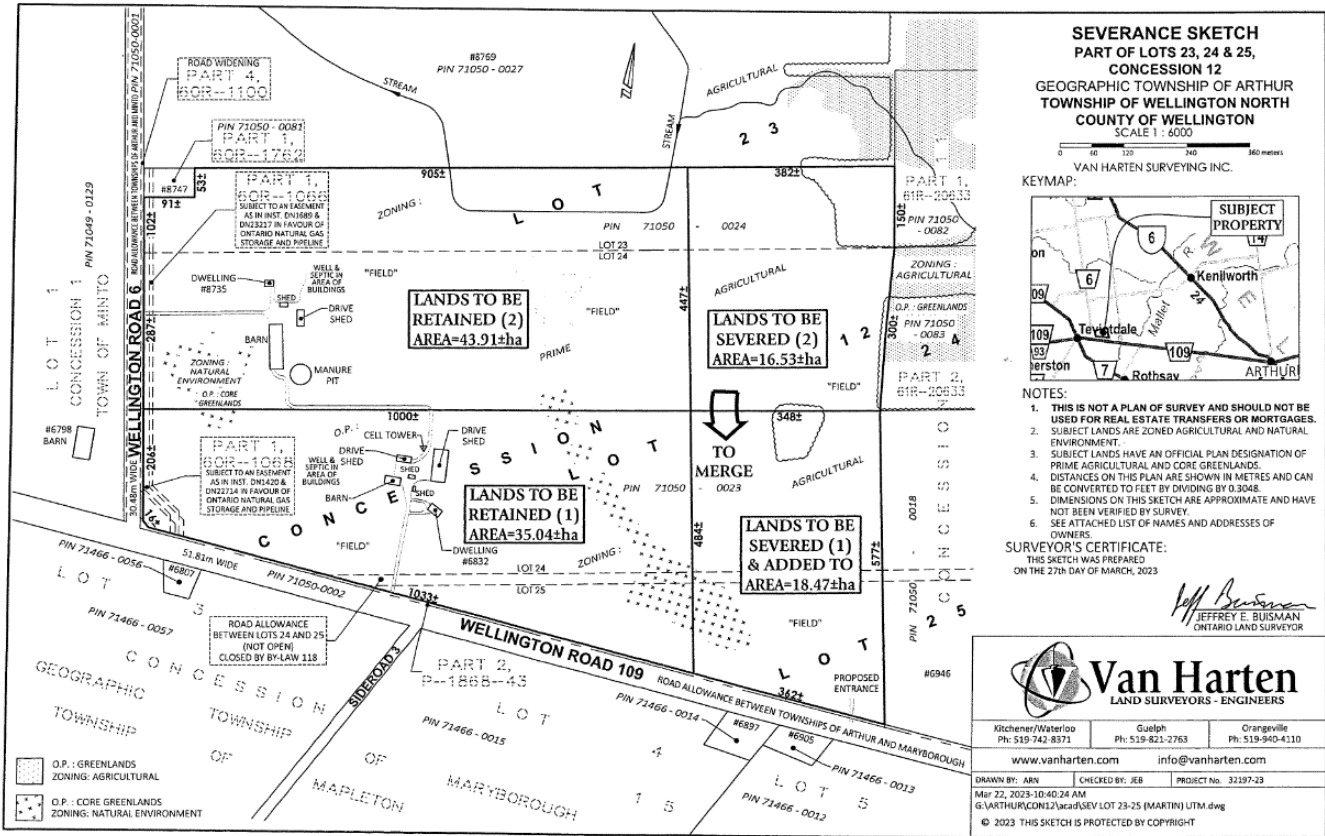
Prepared By: Tammy Pringle, Development Clerk

Tammy Pringle

Recommended By: Brooke Lambert, Chief Administrative Officer

Brooke Lambert

APPENDIX A – Severance Sketch



APPENDIX B – Aerial View of Subject Lands



APPENDIX C – Planning Report



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

Application	B32/23
Location	Part Lots 23, 24 and 25, Concession 12 TOWNSHIP OF WELLINGTON NORTH (Arthur Twp)
Applicant/Owner	Karen Martin

PRELIMINARY PLANNING OPINION: This application would sever a 18.47 ha (45.6 ac) vacant agricultural parcel. A 35.04 ha (86.6 ac) vacant lot would be retained. This application is in relation to application B33/23.

Staff would consider this application as an undersized farm severance, however when considering the related lot line adjustment, the minimum lot area for an agricultural use would be met. Staff recommend this application be approved together with application B33/23.

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

- That servicing can be provided to the severed and retained lands to the satisfaction of the local municipality;
- That safe driveway access is provided to the severed and retained lands to the satisfaction of the appropriate road authority;
- That any concerns by the Conservation Authority be addressed and,
- That application B33/23 be approved and consolidated with the severed parcel to the satisfaction of the County of Wellington.

A PLACE TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4 allows for lot creation in the Prime Agricultural Area for agricultural uses provided the lots are of a size that is common in the area.

Regarding MDS, staff have reviewed the farm information sheets and MDS setback requirements and have no concerns.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as Prime Agricultural, and Core Greenlands. Identified features include hazard area regulated by the Maitland Valley Conservation Authority.

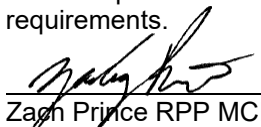
Section 10.3.1 allows for lot creation in the Prime Agricultural area provided the new lot is a minimum 35 ha (86 ac). When considering the associated application, the proposed farm would be 35 ha (86 ac) which would meet the minimum lot area requirements identified in the County Official Plan.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a Wellhead protection area.

LOCAL ZONING BY-LAW: The subject property is zoned as Agricultural (A) and Natural Environment (NE). The severed and retained land would meet the frontage and area requirements of the by-law.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were not posted and the applicant has been informed, the survey sketch appears to meet the application requirements.


 Zach Prince RPP MCIP, Senior Planner
 May 2nd, 2023



WELLINGTON NORTH
SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023
From: Tammy Pringle, Development Clerk
Subject: DC 2023-018, Consent Application B33-23 Marlin Martin

RECOMMENDATION

THAT Council of the Township of Wellington North receive DC Report 2023-018 being a report on Consent Application (Lot Line Adjustment) B33-23 known as Part Lots 23, 24 & 25, Concession 12 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B33-23 as presented with the following conditions:

- **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

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

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject properties are located in the south west quadrant of the Township and are geographically known as 8735 Wellington Road 6 and 6832 Wellington Road 109.

Proposed lot line adjustment is 16.53 hectares with no frontage (severed 2 on sketch), agricultural use to be added to abutting agricultural parcel – Karen Martin (severed 1 and added to on sketch).

Retained parcel is 43.91 hectares with 287m frontage, existing and proposed agricultural and rural residential use with existing dwelling, barn, drive shed, shed & manure pit (retained 2 on sketch).

FINANCIAL CONSIDERATIONS

The municipality will realize \$130.00 in clearance.

ATTACHMENTS

- APPENDIX A:
 - Severance Sketch No. 32197-23 prepared by Jeffrey Buisman at Van Harten Surveying Inc., dated March 27, 2023.
- APPENDIX B:
 - Aerial View of Subject Lands
- APPENDIX C:
 - Planning Report, Zach Prince, Senior Planner
Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2019 – 2022

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

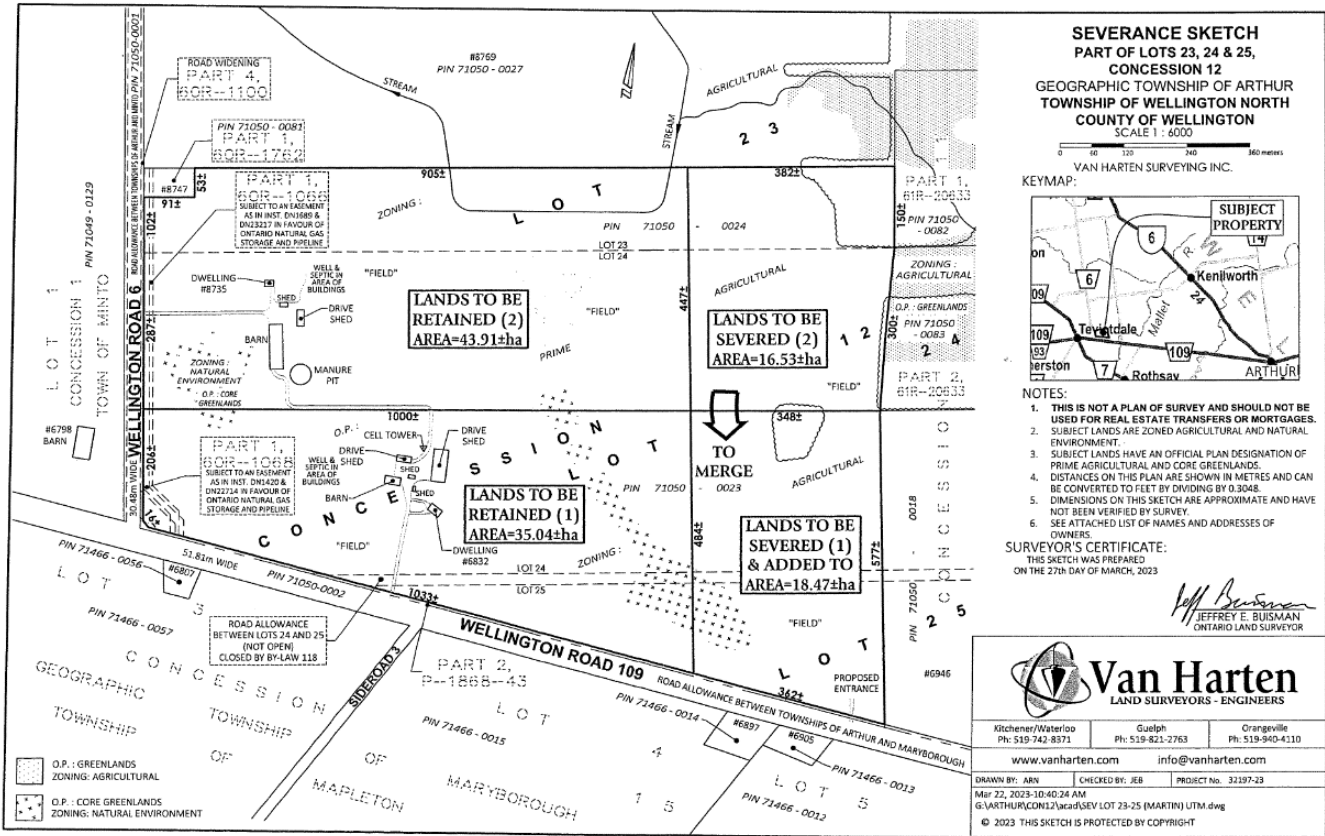
Yes
 No
 N/A

Which priority does this report support?

Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

APPENDIX A – Severance Sketch



APPENDIX B – Aerial View of Subject Lands



APPENDIX C – Planning Report



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

Application	B33/23
Location	Part Lots 23, 24 and 25, Concession 12 TOWNSHIP OF WELLINGTON NORTH (Arthur Twp)
Applicant/Owner	Marline Martin

PRELIMINARY PLANNING OPINION: This application would sever a 16.53 ha (40.8 ac) vacant agricultural parcel and merge it with a future severed parcel (B32/23) creating a 35 ha (86 ac) agricultural parcel. A 43.91 ha (108.5 ac) agricultural parcel with an existing dwelling, barn, drive shed and manure pit would be retained. This application is in relation to application B32/23.

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

- That application B32/23 be approved and consolidated with the severed parcel to the satisfaction of the County of Wellington.
- That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

A PLACE TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 allows for lot line adjustments in the Prime Agricultural Area.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as Prime Agricultural, and Greenlands. Identified features include a Significant Wooded area.

Section 10.3 allows for lot line adjustments for legal and technical reasons. The lot line adjustment would create an agricultural lot that meets the minimum lot area requirements.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a Wellhead protection area.

LOCAL ZONING BY-LAW: The subject property is zoned as Agricultural (A). The severed and retained land would meet the frontage and area requirements of the by-law.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th. 2023. Notice Cards were not posted and the applicant has been informed, the survey sketch appears to meet the application requirements.

Zach Prince RPP MCIP, Senior Planner
 May 2nd, 2023



PLANNING REPORT

for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 8th, 2023
TO: Darren Jones, CBO
 Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
 County of Wellington
SUBJECT: **Part Park Lot 3, South of Domville St, Arthur**
Zoning By-law Amendment

SUMMARY

The purpose of this report is to provide the Township with recommendations regarding the above-noted application to permit the construction of a 14-unit street townhouse and 20-unit cluster townhouse development.

Following the public meeting held on February 21st, 2023, the applicant has submitted a new amended plan and a letter to address the comments and concerns of the neighboring property owners. Planning Staff have reviewed the response letter and the amended plan and have considered the public comments that have been received to date. Based on the feedback received from the public meeting the applicant has eliminated one unit from Block 3, increased the front yard setback from 3.7 m to 5 m and decreased the rear yard setback from 7.5 m to 6 m (Figure 3).

Planning Staff are of the opinion that the zoning by-law amendment to permit a 14-unit street townhouse and 20-unit cluster townhouse development on the property is consistent with Provincial Policy and conforms with the County of Wellington Official Plan.

Planning Staff note that site plan approval will be required for the proposed development which will finalize details relating to landscaping, buffering, fencing, snow storage etc. addresses and compatibility of the building with the adjacent properties. Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration. A copy of the draft by-law is attached as Schedule 2 to this report.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 3, South of Domville St, Geographic Town of Arthur. The subject property is 0.984 ha (2.43 ac) in size and is currently vacant. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Residential (R1C) zone to Holding Site Specific Residential (H)R3-38, (H)R3-36 and (H)R3-37 to facilitate the development of 14 street townhouses and 20 cluster townhouse units (Figure 2). The proposed development will include the extension/construction of Adelaide Street.



Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

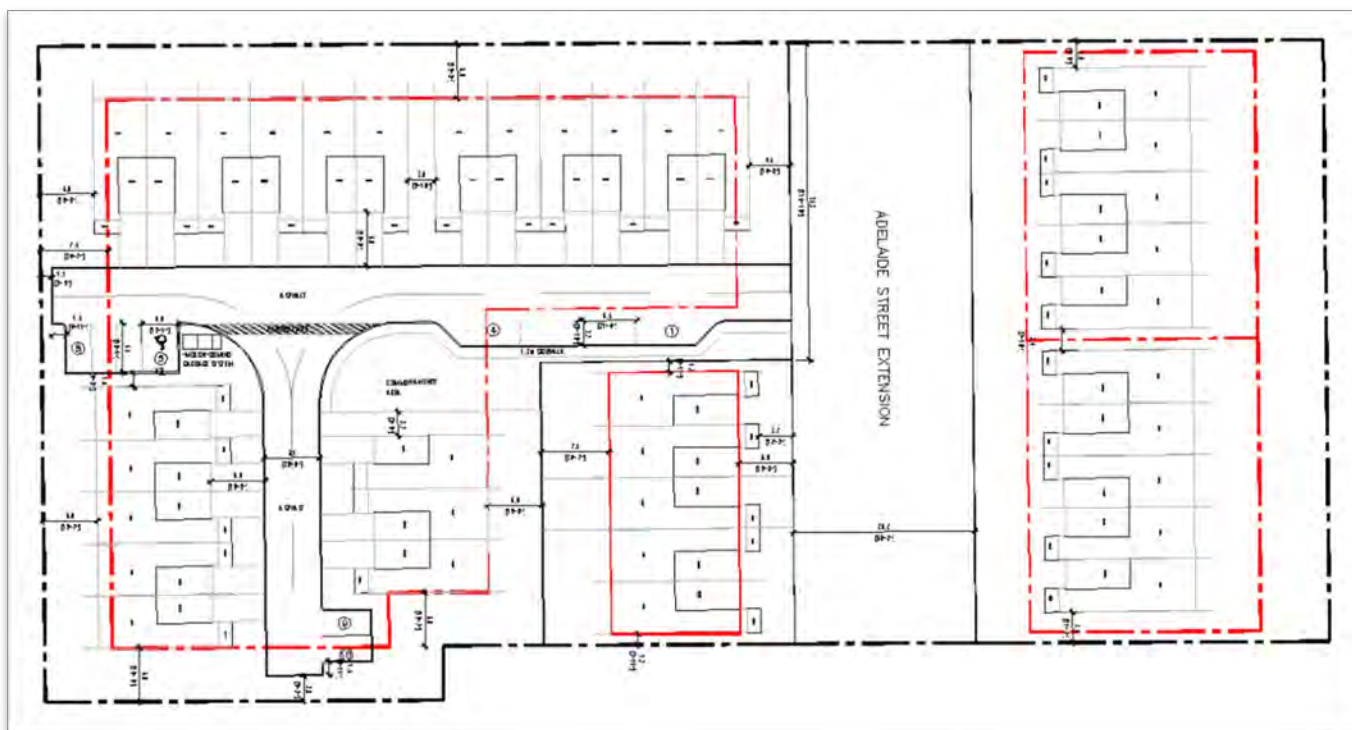


Figure 2: Site plan submitted by Patterson Planning Consultants, Nov 2022



Figure 3: Amended Site plan submitted by Patterson Planning Consultants, April 2023

Notable Changes

Based on the feedback received from the public meeting the applicant has eliminated one unit from Block 3 (highlighted in red Figure 3), increased the front yard setback from 3.7 m to 5 m and decreased the rear yard setback from 7.5 m to 6 m (Figure 3).

DRAFT PLAN OF SUBDIVISION

A draft plan of subdivision was filed with the County of Wellington (23T-22006). The applicant is proposing 14 street townhouses and 20 cluster townhouse units. The draft plan of subdivision proposed to create four blocks for the proposed townhouse development with a private street. The proposed development will include the extension/construction of Adelaide Street. As a result of recent legislative changes, namely Bill 23, Subdivisions no longer require a public meeting.

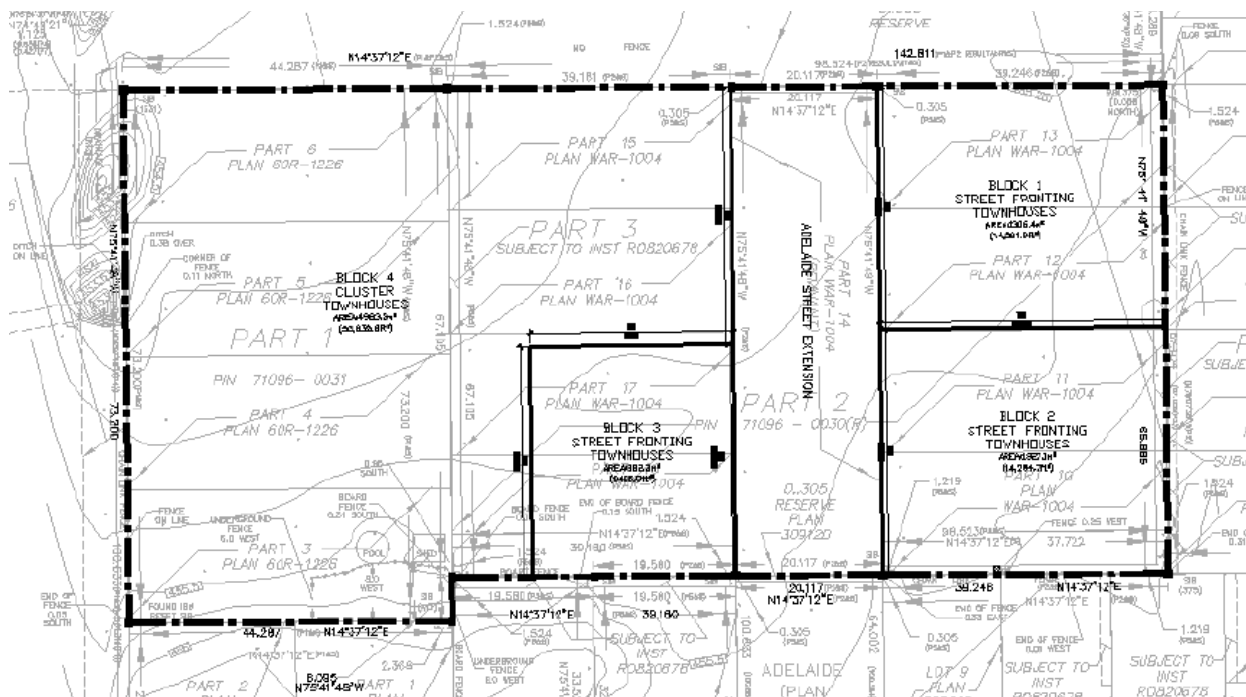


Figure 4: Draft Plan of Subdivision submitted by Patterson Planning Consultants, November 2022



Figure 5: Landscape and Amenity Plan submitted by Hill Design Studio, April 2023

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed applications:

- A Planning Justification Report prepared by Patterson Planning Consultants
- A Functional Servicing Report prepared by K. Smart Associates
- A Scoped Hydrogeological Assessment prepared by Chung & Vander Doelen
- A Traffic Impact Study prepared by R.V Anderson Associates
- A Geotechnical Investigation prepared by Chung & Vander Doelen
- An Archaeological Report prepared by Lincoln Environmental Consulting
- A Phase 1 Environmental Site Assessment Report prepared by Chung & Vander Doelen
- A Stormwater Management Report prepared by K. Smart Associates

Please consult <https://www.wellington.ca/en/resident-services/pl-2786713-ontario-inc-ved-homes.aspx> for access to the aforementioned studies and reports.

PUBLIC MEETING COMMENTS

A public meeting was held on February 21st, 2023. A number of neighboring residents spoke at the public meeting. Written comments have also been received from the public and are available for review in the file. The concerns raised by the public relate to:

- Drainage
- Building height
- Proposed built form
- Snow storage
- Common amenity area
- Block 3 – density
- Buffering
- Cost sharing of infrastructure agreement with the adjacent developer

The applicant has indicated that they have considered and responded to these concerns through the submitted response letter. A copy of the response letter is attached as **Schedule 1** to this report.

Drainage

Concerns were received by neighboring property owners about existing poor drainage conditions on the property and concerns related to post development flows impacting their properties. VED Homes provided the following response “We acknowledge that the drainage is poor across the back of the existing homes. Our current plans show a 0.5% flow as the land drains to the west, but along that line are fence posts and trees. In order to address the concerns of this homeowner, we can offset the retaining wall 0.9m from the property line south. We would also need to move the wall in on the east sideline. Allowing enough room to provide a storm outlet behind 303 Domville. If the Township /County believe this has merit, we will update our plans accordingly.” As it relates to drainage on the site and the neighboring properties at 303 & 305 Domville St. drainage will be thoroughly analyzed through the detailed design phase by the Townships Engineer. Township Staff have also confirmed a rear yard stormwater collection system will be required for Blocks 1 and 2 which will be secured through conditions of draft approval and site plan approval.

Servicing

At the April 17th, 2023 Council meeting a Council resolution was passed which directed staff to work

towards entering a sewage allocation agreement with VED Homes for a total of 35 units.

Review of Planning Policy

A review of applicable planning policy including the PPS, Growth Plan, County of Wellington Official Plan and the Wellington North Community Growth Plan was provided in the public meeting report. Planning Staff are of the opinion that the proposed plan of subdivision and zoning by-law amendment applications are consistent with provincial and local planning policy.

AGENCY COMMENTS

The application was circulated to commenting agencies in accordance with the Planning Act. No objections or concerns were received.

SITE PLAN APPROVAL

The development of a 14-unit street townhouse and 20 cluster townhouse development is subject to site plan approval in the Township. Site Plan Approval would be required prior to the issuance of a building permit for the project. Planning Staff note that the site plan application will provide the opportunity for a more detailed review of the design of the site. Such matters as buffering, fencing, drainage, grading, snow storage, parking, the provision of sidewalks etc. will be reviewed in greater detail. The site plan process provides the mechanism to implement buffering, and other site works which will consider and address compatibility of the development with neighboring properties.

DRAFT ZONING BY-LAW AMENDMENT

A draft zoning by-law amendment has been prepared for public review and Council's consideration, and attached to this report as **Schedule 2**.

PLANNING OPINION

Planning Staff is of the opinion that the proposed 14-unit street townhouse and 20 cluster townhouse development is consistent with Provincial Policy, including the PPS and the Growth Plan (A Place to Grow). The introduction of medium density residential development is consistent with Wellington North Community Growth Plan, and with the policies of the County Official Plan which support residential redevelopment and intensification that is compatible with existing neighborhoods.

NEXT STEPS

Should the proposed application be approved, Planning Staff will work with the applicant and Township Staff to provide Council with a list of condition for draft plan approval and seek Council endorsement on the draft plan of subdivision.

We trust that the above comments will assist Council in this matter.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, MCIP RPP
Senior Planner

Schedule 1 – Applicant’s Response Matrix

Patterson Planning Consultants Inc.

Digital Submission

Our File: 107

March 22, 2023

Tammy Pringle
Development Clerk,
Township of Wellington North
7490 Sideroad 7 W,
PO Box 125, Kenilworth, ON
N0G 2E0

Matt Daoust, MCIP RPP
Senior Planner
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9

Dear Ms. Pringle / Mr. Daoust:

Re: Zoning By-law Amendment Application ZBA 27/22
VED Homes

Further to the public meeting held on February 21, 2023 regarding Zoning By-law Amendment ZBA 27/22 we offer the following responses to the comments received from the public, Council and staff:

Zoning By-Law Comments	VED Response
Tiffany Swift - drainage issue on her property at 303 and the neighbor at 305 Domville Street.	We acknowledge that the drainage is poor across the back of the existing homes. Our current plans show a 0.5% flow as the land drains to the west, but along that line are fence posts and trees. In order to address the concerns of this homeowner, we can offset the retaining wall 0.9m from the property line south. We would also need to move the wall in on the east sideline. Allowing enough room to provide a storm outlet behind 303 Domville. If the Township / County believe this has merit we will update our plans accordingly.
Tiffany Swift - Height of buildings	The proposed buildings are well within the 10.5m maximum height limit permitted by the zoning and are 14.8m removed from the common lot line. To address the comment, we have worked with the building designer to reduce the roof pitch from an 8/12 to a 5/12. This results in a reduction in overall height of approximately 1m.
Tiffany Swift - type of buildings / form of development	The project is for two storey townhouse dwellings. VED Homes are neither considering bungalows nor looking at a Senior's housing project.
Tiffany Swift - setbacks of buildings to their	The zoning by-law would require a 7.5m rear

6095 Line 66 Monkton, ON N0K 1P0

scott@lpplan.com

P: 519-577-9817

2

common property line	yard for a single detached dwelling or a townhouse. The setback to the common property line is 14.8m. We believe this setback to be sufficient.
Tiffany Swift - How is retaining wall to be constructed / any encroachment onto their lands	The retaining wall will not encroach onto their land. We will have further discussions with Ms. Swift about any opportunities for access to her lands to facilitate the drainage improvements and construction. Any access would be temporary and would be documented / agreed upon.
Snow Storage	<p>The street fronting townhouses will need to store any snow accumulation from driveways etc. on their own properties. As they are meant to be freehold tenure each owner will be responsible for their own snow removal and storage. The townhouses proposed on the north side of Adelaide will have extended driveways resulting in increased front yard area for snow storage.</p> <p>Cluster townhouses - The proposed condominium corporation will be responsible for snow clearing and removal (as needed) from the private roadway in the condominium. The condominium can also determine if they will offer driveway snow removal or whether this will be the responsibility of the individual unit owner. On the site plan that has accompanied this resubmission we have indicated areas in the cluster townhouse block where we believe snow storage would be appropriate.</p> <p>The site plan illustrates the provision of 10 visitor parking spaces. Based on zoning by-law requirements we believe only 5 spaces are required. It is proposed that 5 of the visitor parking spaces be utilized for temporary snow storage when needed. These five spaces have been noted on the submitted site plan.</p> <p>If snow accumulation exceeds the allocated areas then the condominium corporation would be responsible for removal of snow to an off-site location.</p>
Programming of Amenity Area	The proponents have retained Aaron Hill of Hill Design Studio to provide assistance with landscape related matters. A conceptual landscape plan for the cluster townhouse block will be provided as well as details regarding the common amenity area pending a resolution to the topics in this letter.
Configuration of Block 3	We have repositioned the townhouses in Block 3 to have a 6.0m rear yard which has increased the front yard setback to 5.2m. The "R3-29"

	zoning passed for the townhouses in the Cachet project permitted 6.0m rear yards and 5.0m front yards and we wish to mimic that zoning. Removal of a unit is not being proposed.
Buffering	The by-law gives options for a landscape strip or utilization of a fence. We are proposing a 1.8m wooden privacy fence as shown on the attached plan.
<p>Mike Linseman</p> <ul style="list-style-type: none"> • too much density • encroachment onto his property • shaking of his house/ vibrations • pile of soil behind his house • noise concerns • traffic concerns 	<p>Density is in conformity to the Official Plan There is no encroachment from the VED project onto this property as they are well separated from each other. Soil behind this house is a result of the Cachet project Noise will occur as a result of construction - however upon completion of the project it will form part of the overall residential fabric and be consistent with living in an urban environment. The traffic study has identified no concerns. The project does not front onto or outlet directly onto the same road as this resident.</p>
Councillor Renken's - Details of the children's play area.	A conceptual plan for the common amenity area will be provided. This will be fully detailed through the Site Plan Approval process.
County Staff - The new site plan should show trees and any planned landscaping features that will be added, the fencing around the site and the amenity area programming.	A conceptual landscape plan including the common amenity will be provided.
County staff - The compounding of the relief requested is a bit much and could be accomplished through the Mayor's suggestion by eliminating one unit from Block 3 and decreasing the footprint of the proposed townhomes. I imagine this would alleviate the need for multiple variances and provide snow storage and decrease density.	<p>We intend to proceed on the basis of keeping the number of units the same for Block 3 and adopting the zoning setbacks granted to Cachet.</p> <p>19' wide townhouse units are not uncommon and are a viable housing design.</p> <p>We would ask Staff and Council to recognize that VED homes is being asked to complete 64m of roadway to finish Adelaide Street with no homes fronting onto that length of road. It is a significant cost and the number of units is necessary to justify the cost of that roadway and ensure an economically viable project.</p>
County staff - Blocks 1 & 2 – Staff would like to see a unit eliminated from each block.	We intend to keep the project as proposed as it meets and exceeds most of the zoning regulations. Five unit blocks are well within reason. The required setbacks between buildings are being met and sideyard setbacks to existing properties are well above the minimum required. The rear yard setback is 14.8m and an increased front yard setback is proposed. 10 units between these two Blocks

	would appear appropriate given the increased setbacks, reduced building height we are proposing and configuration of the lands given the Adelaide St. extension is fixed in its position. As per above, a significant amount of roadway is being constructed by VED Homes to finish Adelaide Street. The proposed density is necessary to justify this expense.
County staff - The 10.5m height (although under the maximum permitted in the By-law), visually appears to be large with the 2.5 storey proposed build and pitched roof (depicted in your elevation drawing). Staff preference would be to see the height lowered.	As noted, the overall building height is being reduced by 1.0m by changing the pitch height of the roofs. We are well within the maximum 10.5m maximum height limit of the zoning.

In addition to comments received during the public meeting regarding the Zoning By-law Amendment we have also received comments on the Draft Plan. We offer the preliminary responses provided below to those comments.

Triton Comment - Draft Plan	Preliminary Response
1.1 Confirm how/where residential garbage will be collected from condo and confirm sufficient access is available	<p>Street Townhouses – would be eligible for municipal pick-up.</p> <p>Cluster Townhouses - The plan currently intends to use Earthbins for garbage and recycling. These are illustrated on the submitted site plan.</p> <p>The units would be owned and maintained by the condo corporation and pick-up would be undertaken by private forces at the expense of the condo corp.</p> <p>Truck turning plans and details would form part of the formal Site Plan application.</p>
1.2 Groundwater monitoring is to be completed for minimum one full year to ensure the highest groundwater level is established for design purposes.	<p>Water level monitoring was completed in Spring and Summer 2022. This information was used for the preparation of the hydrogeological opinion that accompanied our submission.</p> <p>The previous monitoring would cover the most important season for design purposes (spring) and no further monitoring in the fall of 2022 or winter of 2023 was recommended or conducted. Fall 2022 was a drought and undoubtedly had very low water levels.</p> <p>Additional monitoring occurred on March 7th, 2023 and we are proposing to conduct additional tests in April / May. We have spoken with Mr. Dustin Lytle of Triton Engineering and they are in agreement with</p>

	this work program.
1.3 The FSR is to discuss the available sanitary and water Reserve Capacity and the required allocation thereof	VED Homes applied for Sanitary Allocation on February 2 nd 2023. The FSR will be updated to address the reserve capacity issue.
1.4 The per person and per dwelling sanitary flow and water demand rates are to reflect the values of the Reserve Capacity Calculations. Note: the most up to date RCC will be available in the spring of 2023 and should be used in the detailed design documents.	The FSR will be updated to address this request.
<ul style="list-style-type: none"> The TIS for 321 Domville completed by Crozier in August 2020 did not include the extension of Adelaide Street to connect to their development to Conestoga Street. The May 30, 2022 TIS by RVA has assumed that this connection will be completed, and assigned a portion of the site traffic from the 321 Domville development to use the Adelaide Street extension. All intersection levels of service are acceptable with this re-assignment. At the intersection of Conestoga and Adelaide, all of the new development traffic coming from the west on Adelaide was assigned to turn north or south on Conestoga. It can be anticipated that a small proportion of this traffic would travel east on Adelaide instead of turning. While this should be analyzed, it is not expected to change the intersection LOS due to the relatively low volumes. 	Acknowledged – No further action by VED Homes required.
<ul style="list-style-type: none"> The connection of Adelaide Street is beneficial in distributing traffic and shortening local trips, particularly to the public school, which for pedestrian traffic is significant. The need for pedestrian crossing (i.e., PXO Treatment) at Conestoga/Adelaide intersection will need to be considered during detailed design. 	Acknowledged – No further action by VED Homes required.

As noted above, the completion of Adelaide Street from the VED Homes property to Conestoga Street North is a considerable expense for this project to absorb. It has been confirmed that the density proposed is within the maximums permitted by the Official Plan and this area has been identified for growth. The accompanying plan illustrates the details of the development and the responses above address the comments that have been provided to date.

Schedule 2 – Draft Zoning By-law

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER _____.

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule “A” Map 2 of By-law 66-01 is amended by changing the zoning on lands described as Part Park Lot 3, South of Domville St, Arthur, Township of Wellington North, as shown on Schedule “A” attached to and forming part of this By-law from:
 - **Residential (R1C) to Holding Site Specific Residential (H)R3-36, (H)R3-37 and (H)R3-38**
2. THAT Section 31, Exception Zone 1 – Arthur Village, is amended except as amended by the inclusion of the following new exceptions:

<p>31.36 VED Homes</p>	<p>(H)R3-36</p>	<p>Notwithstanding any other provisions to the contrary, a 20-unit cluster townhouse development is permitted and the following regulations shall apply:</p> <ol style="list-style-type: none"> i. Lot Area, Minimum - 54,400.8 ft² (5,054 m²) ii. Front Yard, Minimum – 4.5 m (14.7 ft) iii. Rear Yard, Minimum – 6 m (19.7 ft) iv. Height Two Storey, Maximum <p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ol style="list-style-type: none"> I. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. II. Stormwater management issues have been adequately addressed; III. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.
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<p>31.37 VED Homes</p>	<p>(H)R3-37</p>	<p>Notwithstanding any other provisions to the contrary, a four (4) unit street townhouse is permitted and the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Lot Area, Minimum – 1,733 ft² (161 m²) ii. Lot Frontage, Minimum - 5.79 m (19 ft) iii. Front Yard, Minimum – 5 m (16.4 ft) iv. Rear Yard, Minimum – 6 m (19.7 ft) v. Height Two Storey, Maximum <p><u>Holding (H) Provision</u></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> vi. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. vii. Stormwater management issues have been adequately addressed; viii. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.
<p>31.38 VED Homes</p>	<p>(H)R3-38</p>	<p>Notwithstanding any other provisions to the contrary, a ten (10) unit street townhouse is permitted and the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Lot Area, Minimum – 2,443 ft² (227 m²) ii. Lot Frontage, Minimum - 5.79 m (19 ft) iii. Height Two Storey, Maximum <p><u>Holding (H) Provision</u></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> iv. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. v. Stormwater management issues have been adequately addressed; vi. A detailed engineering design has been approved and the necessary development

		agreement(s) have been entered into with the Township.
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- 3. That except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2023

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2023

_____.

MAYOR

_____.

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



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

Passed this ___ day of _____ 2023

MAYOR

CLERK

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

The property subject to the proposed amendment is described as Part Park Lot 3, South of Domville St, Geographic Town of Arthur. The subject property is 0.984 ha (2.43 ac) in size and is currently vacant, zoned Residential (R1C) Zone.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Residential (R1C) Zone to Holding Site Specific Residential (H)R3-36, (H)R3-37 and (H)R3-38 Zone to permit the construction of a 14-unit street townhouse and 20 cluster townhouse development.



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023

From: Tammy Pringle, Development Clerk

Subject: **DC 2023-019, JOHN WELTON CUSTOM HOMEBUILDING LTD. o/a SUNVALE HOMES DRAFT PLAN OF SUBDIVISION 23T-20203, LOCATED ON PART OF PARK LOTS 10, 11, 12, 12 S/S PRINCESS SURVEY MCDONALD, PARK LOTS L & K WOSR PT LOT 2, DMISION 1 & 2; RP 61R-7789 PARTS 2, 3, 9, 10, PART 5, TOWN OF MOUNT FOREST, TOWNSHIP OF WELLINGTON NORTH.**

RECOMMENDATION

THAT Council of the Township of Wellington North receive Report DC 2023-019 being a report on John Welton Custom Homebuilding Ltd. o/a Sunvale Homes, Draft Plan of Subdivision 23T-20203, located South of Princess Street and West of Cork Street, in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North assigns the following street names for Subdivision 23T-20203 (refer to: Proposed Draft Plan (Appendix A):

- Street A – Carnegie Road
- Street B – Chaloner Street
- Street C – Yeomans Street

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

- **Resolution 2023-147** (April 17, 2023) RE: Sewage Allocation
- **By-Law 021-23** (April 11, 2023) RE: Zoning Amendment
- **Resolution 2023-112** (March 20, 2023) RE: Support for Proposed Draft Plan of Subdivision 23T-20203

BACKGROUND

John Welton Custom Homebuilding Inc. is the owner of the land located south of Princess Street and west of Cork Street in the town of Mount Forest. The Owner has applied for Subdivision Approval from the County of Wellington, for a Subdivision with 63 Single Detached lots, 30 semi detached lots, 36 street townhouse lots, and a cluster townhouse block for a total of 141 residential units/dwellings proposed.

This project includes three new streets, within the development. In keeping with the Road Naming Policy number 03-16, that says “whenever possible, the naming or re-naming of roads in the Township will be determined by reference to:

- i) the surnames of local pioneer families in the vicinity of the proposed development or existing road;
- ii) the names of prominent current and/or former residents who contributed through community involvement / athletic / business acumen;

The developer has requested the following street names:

CARNEGIE ROAD

Andrew Carnegie, a highly influential philanthropist and businessman, dedicated much of his life and self-made fortune to educational causes.

His strongest philanthropic initiative, driven by his strong belief in and passion for free education, was the creation of 2,509 free public libraries around the world. In total, he spent \$2,556,600 on the construction of 111 libraries in Ontario, one of which is located in Mount Forest, and another 14 elsewhere in Canada. These funds contributed significantly to the development of literacy in small communities across this province.

For more information on Andrew Carnegie you can go to:

<https://www.carnegiefoundation.org/about-us/foundation-history/>

CHALONER STREET

Richard Chaloner is said to have had the first business in Mount Forest as a blacksmith before 1853 to cater to the increasing horse traffic along the Garafraxa Road. He also set up the petition for the surveying of the lots so that the settlement in Mount Forest could begin.

YEOMANS STREET

The Yeomans family was one of the most affluent and powerful families in town, but there are many stories of great service and contribution. David Yeomans built a mill and became Reeve.

Dr. Horace Yeomans was a physician. Lawrence Yeomans was a very well respected chemist on Main Street since 1859, and his daughter, Alpha (Allie), became the first female pharmacist in Ontario in 1902.

The Mount Forest Museum & Archives provided the above information on the names Chaloner and Yeomans Street.

The County of Wellington approved these names for use on April 18th, 2023 by email.

FINANCIAL CONSIDERATIONS

None

ATTACHMENTS

- Proposed Draft Plan, February 2023

STRATEGIC PLAN 2019 – 2022

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

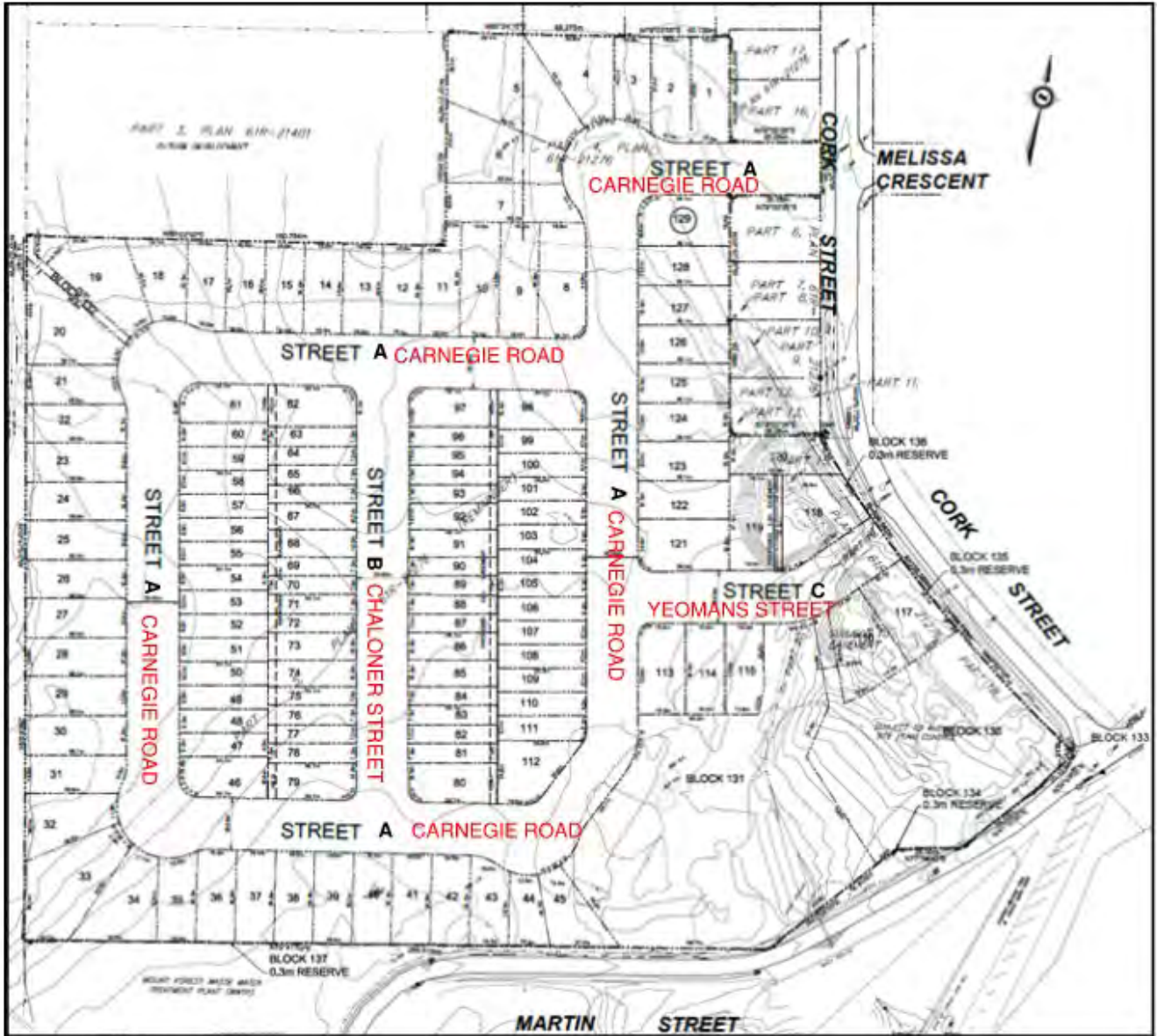
- Yes No N/A

Which priority does this report support?

- Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

APPENDIX A - Proposed Draft Plan, February 2023





Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023

From: Tammy Pringle, Development Clerk

Subject: **DC 2023-020, THE CORPORATION OF THE COUNTY OF WELLINGTON SITE PLAN AGREEMENT, WELLINGTON ROAD 12, ARTHUR**

RECOMMENDATION

THAT Council of the Township of Wellington North receive for information Report DC 2023-020 regarding the Final Approval of the County of Wellington Site Plan Control Agreement.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

- By-law 060-22 Zoning Amendment dated May 9, 2022
- By-law 139-22 Zoning Amendment (Remove Holding Provision) dated Dec. 19, 2022

BACKGROUND

Subject Lands

The property is outside of the Village of Arthur in the former Township of Peel. The subject lands are in the south west quadrant of the township south of Wellington Road 109 and east of County Road 12 with an entrance on Wellington Road 12.

The land holding is approximately 9.99 acres and is legally known as: PART LOT 23, CON B, PART 1 ON PLAN 61R-22142; TOWNSHIP OF WELLINGTON NORTH

The Proposal

The Owner has applied for Site Plan Approval from the Township to construct a public works garage. This project will include site grading and servicing, landscaping, stormwater management, salt management plan and firefighting water storage. A geotechnical investigation report was also submitted as part of the application.

Existing Policy Framework

The subject lands are designated RIN-16 Rural Industrial Exception Zones in the Township of Wellington North Zoning By-Law 66-01 and Prime Agricultural in the County of Wellington Official Plan.

COMMENTS AND ANALYSIS

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

COMMUNICATION PLAN

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

FINANCIAL CONSIDERATIONS

None

ATTACHMENTS

- A. Location Map
- B. Site Plan Agreement

STRATEGIC PLAN 2019 – 2022

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

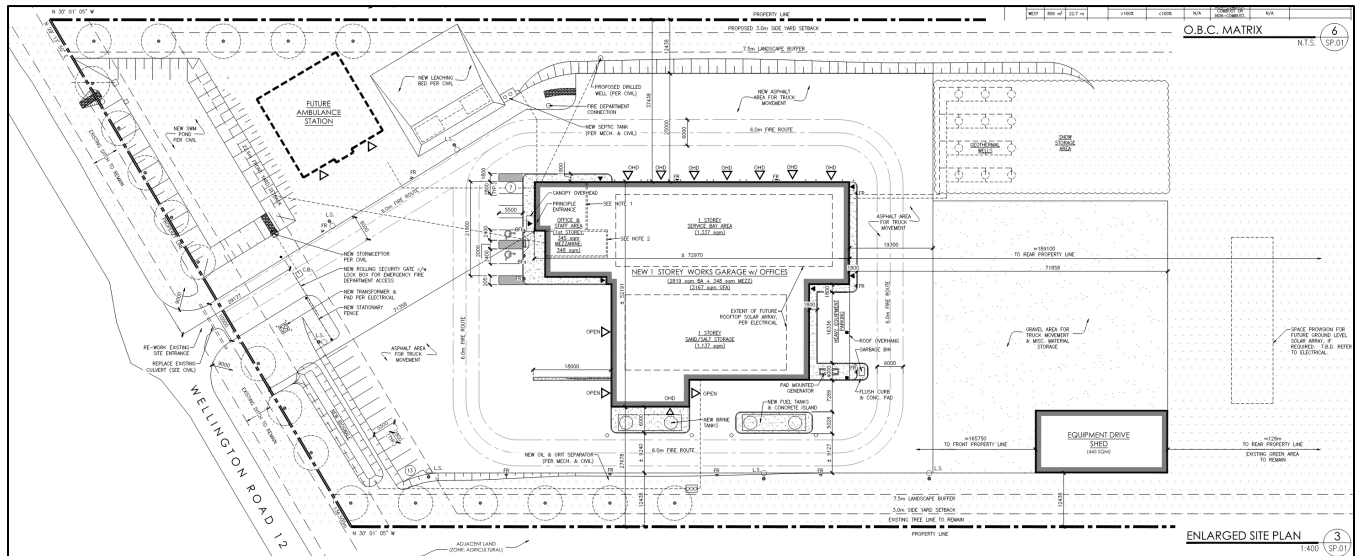
- Yes
 No
 N/A

Which priority does this report support?

- Modernization and Efficiency
 Partnerships
 Municipal Infrastructure
 Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

SCHEDULE A – Location Map



SCHEDULE B –Site Plan Control Agreement
SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this 1st day of May, 2023.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 (the "Township")
 OF THE FIRST PART

-and-

THE CORPORATION OF THE COUNTY OF WELLINGTON
 (hereinafter collectively called the "Owner")
 OF THE SECOND PART

WHEREAS the Owner is the registered owner of the lands described as

PART LOT 23, CON B, PART 1 ON PLAN 61R-22142; TOWNSHIP OF WELLINGTON NORTH

PIN: 71442-0214 (LT)

(hereinafter called the "Lands")

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the Lands described in Schedule "A" attached hereto;

AND WHEREAS the Township approved the plans and drawings submitted by the Owner subject to certain conditions;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario.

NOW THEREFORE in consideration of the mutual covenants hereinafter expressed, the Township's approval of the plans and drawings described herein and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans").
2. The Owner covenants and agrees to construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this

Agreement provided that such condition is waived or rescinded by Resolution of Council.

4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph Section 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catch basins, where necessary, in a manner approved by the Township and/or The Corporation of the County of Wellington (the "County").
6. The Owner agrees that snow shall be removed from the parking lot area for the Lands.
7. The provisions set out in Schedule "B" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "B" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, the Township's consulting engineer, and, where applicable, the County, its servants, consultants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.
11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township (the "Offsite Works"), the Owner shall:
 - a) The Owner shall obtain and maintain in full force and effect a policy of comprehensive general liability insurance, completed operations insurance, and automobile liability insurance, providing coverage for a limit of not less than FIVE MILLION DOLLARS (\$5,000,000.00) for each occurrence of a claim of bodily injury (including personal injury), death or property damage, including loss of use thereof, that may arise directly or indirectly out of the acts or omissions of the Owner. Such policy or policies shall be issued in the joint names of the Owner, with the Township and the Township's consulting engineer as additional insurers, and the form and content shall be subject to the approval of the Township. The policy shall be in effect for the period described in 11 (e) of this agreement. The issuance of such policy or policies of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which it may be held responsible. A Certificate of Insurance shall be provided prior to the start of construction and on an annual basis. The policy shall specify that it cannot be altered, cancelled, or allowed to lapse unless prior notice by registered mail has been received thirty (30) days in advance by the Township.
 - b) If requested by the Township and prior to the commencement of the Offsite Works, the Owner's contractor shall forward a Certificate of Insurance evidencing this insurance with the executed Agreement.

- c) It is also understood and agreed that in the event of a claim any deductible or self-insured retention under these policies of insurance shall be the sole responsibility of the Developer and that this coverage shall preclude subrogation claims against the Township and will be primary insurance in response to claims.
- d) The Township's claims process for Third Party claims is to refer the claimant, including lien claimants, directly to the Developer and to leave the resolution of the claim with the Contractor. This applies regardless of whether or not it is an insured loss.
- e) The Owner shall, upon the earlier of (a) commencing any works on the relevant lands, or (b) applying for a building permit, supply the Township with cash or a letter of credit (the "Offsite Works Security Deposit") in a form satisfactory to the Chief Building Official ("CBO") and in an amount sufficiently guaranteeing the satisfactory completion of the offsite works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a minimum period of two (2) years from the date of certification of substantial completion, and receive written approval from the Township Engineer. The Security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer and all Works have been certified by the Owner's Engineer, the Security may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said minimum two (2) years period. No interest shall be payable on any such security deposit. The Township will not be required to provide Final Acceptance during the winter months or any other time of year when inspection of the Works and services is impractical due to snow cover or other adverse conditions.
- f) Shall employ engineers registered with Professional Engineers Ontario and approved by the Township to provide the field layout, the contract administration, necessary contract(s) and full-time supervision inspection of construction. The Owner's Engineer shall provide certification that the installation of services was in conformance with said plans, documents and specifications, such certification to be in a form acceptable to the Township Solicitor and the Township Engineer.
- g) Hereby acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit, and the Owner fails to comply, within thirty (30) days written notice, with a direction to carry out such work or matter, the Township may draw on the letter of credit and enter onto the subject lands and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn.
- h) Hereby acknowledges and agrees that the Township reserves the right to draw on and use the letter of credit to complete any work or matter required to be done by the Owner pursuant to this Agreement. The Owner further acknowledges and agrees that, notwithstanding subsection 11(e) to this Agreement, in the event that the Municipality determines that any reduction in the letter of credit will create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Owner pursuant to this Agreement, the Municipality will not be obligated to reduce the letter of credit until such time as such work is completed to the satisfaction of the Municipality or the Municipality has sufficient security to ensure that such work will be completed.

12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township (the "Onsite Works") the Owner shall:
 - a) Provide the Township with, upon the earlier of (a) commencing any Onsite Works on the relevant lands, or (b) applying for a building permit, supply the Township with a letter of credit or other satisfactory security" in form satisfactory to the Chief Building Official ("CBO") and in an amount sufficiently guaranteeing the satisfactory completion of the offsite works of the cost of works and facilities relating to onsite servicing, storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works (the "Onsite Works Security Deposit"). No interest shall be payable on any such security deposit.
 - b) Complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within two (2) years of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the Owner's sole expense. When a substantial amount of the work is completed to the satisfaction of the Township, the Security may be reduced to an amount determined by the Township for each phase and shall not be further reduced until the Township has approved the works.
 - c) Upon failure of the Owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the relevant lands to perform the said works and facilities.
13. The Owner shall grade the Lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Approved Grading Plans. The Owner shall not use or cause or permit to be used any new construction on the Lands until after an as-built grading survey has been provided by an Ontario Land Surveyor and a professional engineer or architect has given the Township, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on or in the Lands which fall within the provisions of Section 41 of the *Planning Act* and are required for this development by the Plans and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect.
14. The Owner covenants and agrees not to permit the Lands to drain otherwise than into a properly installed drainage system with proper catch basins and the grades and drainage facilities shall be so established as to provide roof water onto the internal system and maintain an on-site storm water management system to limit storm run-off from the site to a predevelopment rate of flow and to indemnify and save harmless the Township from any liability for excess run-off as a result of construction or development on the Lands.
15. The Owner covenants and agrees to implement and monitor on-site sediment and erosion control measures, during construction of this development, to the satisfaction of the Township and to allow the Township and its agents, in perpetuity, access to the Lands to inspect roof drains, inlet control devices and storm water management facilities.

16. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the Owner may be required to apply dust suppressants, covering stockpiles of topsoil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
17. The Township and Owner agree that the Owner may choose to develop the Lands in phases and in accordance with the approved phasing plan, as shown on the approved Plans. In such case, the Owner agrees as follows:
 - a) that the Owner will not apply for nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;
 - b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the CAO or the Chief Building Official (the "CBO"), and the provisions of this Agreement shall apply to such security with respect to such phase(s); and
 - d) that the provisions of this Agreement shall apply to all such phases.
18. The Owner covenants and agrees to have the Owner's Engineer prepare and submit As Recorded Drawings within six (6) months of completion of the Works to the Township's Development Technologist for review in electronic files (PDF) format. Once approved by Township, the Owner shall submit three (3) bound paper sets of drawings printed on 24" x 36" paper copies and electronic files (PDF and AutoCAD or similar and GIS shape files). Refer to current Township Municipal Servicing Standards for current as constructed drawing submission requirements.
19. The Owner covenants and agrees to have the Owner's Engineer prepare and submit to the Township within six (6) months of completion of the Works an individual Service Record Sheet (SRS) on 8.5" x 11" paper for each property. SRS to be submitted to the Township's Development Technologist for review, until approved, at which time the Township requests two (2) paper sets of SRS 8.5" x 11" and electronic files (PDF). SRS are required for each municipal service within the development; drinking water, sanitary sewer and storm sewer. Refer to current Township Municipal Servicing Standards for Service Record Sheets submission requirements and template.
20. The Owner covenants and agrees to make all necessary arrangements and to be solely responsible for the costs of removing and relocating any existing municipal or public services requiring relocation in the course of, or in connection with, the construction, installation or provision of the works, services and facilities under this Agreement.
21. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township; the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
22. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.

23. The Owner hereby grants, covenants, and agrees that the Township, its servants, agents and contractors shall be permitted to enter onto the Lands and into structures to conduct any required work deemed necessary by the Township in the event of default by the Owner and may recover any expenses incurred by drawing upon the Onsite Security Deposit and Offsite Security Deposit provided in paragraphs 11 and 12 for either Block.
24. The Owner shall obtain from all mortgagees, charges and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.
25. The covenants, agreements, conditions and understandings set out herein and in Schedule "B" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
26. If the proposed development governed by this Agreement is not commenced within two (2) years from the date of the execution of this Agreement, or if the Owner does not make a submission for site plan approval of its broader development of the Lands within two (2) years from the date of the execution of this Agreement, the Township may, at its sole option and on sixty (60) days' notice to the Owner, declare this Agreement null and void and of no further force and effect. The refund of any fees, levies or other charges paid by the Owner pursuant to this Agreement shall be in the sole discretion of the Township, but under no circumstances will interest be paid on any refund.
27. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

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SITE PLAN AGREEMENT
THE CORPORATION OF THE COUNTY OF WELLINGTON

7

THIS AGREEMENT is executed by the Township this 1st day of May, 2023.

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

01-05-2023

Per DocuSigned by:

Brian Corley

BRIAN CORLEY – DEPUTY CHIEF BUILDING
OFFICIAL

I have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this 29th day of April, 2023.

**THE CORPORATION OF THE COUNTY OF
WELLINGTON**

28-04-2023

Per DocuSigned by:

JENNIFER ADAMS, CLERK

I/we have authority to bind the corporation.

29-04-2023

Per DocuSigned by:

ANDREW LENNOX, WARDEN

I/we have authority to bind the corporation.

DEVELOPER'S MAILING ADDRESS: 74 Woolwich Street, Guelph, ON, N1H 3T9

DEVELOPER'S PHONE NUMBER: 519 837-2600

DEVELOPER'S EMAIL ADDRESS: jennifera@wellington.ca and andy@wellington.ca

SCHEDULE "A"

Approved Plan and Drawings

DOCUMENT NUMBER	DOCUMENT NAME	REVISION NUMBER	REVISION DATE	PREPARED BY
SP.01	Site Plan	25	April 4, 2023	Grinham Architects
A2.1	Floor Plans	25	April 4, 2023	Grinham Architects
A3.1	Building Elevations	25	April 4, 2023	Grinham Architects
A3.2	Building Elevations	25	April 4, 2023	Grinham Architects
A3.3	Equipment Drive Shed Elevations	25	April 4, 2023	Grinham Architects
A4.2	Building Sections	25	April 4, 2023	Grinham Architects
LP1	Landscape Plan	6	March 31, 2023	Aboud & Associates Inc.
LP2	Landscape Details & Notes	6	March 31, 2023	Aboud & Associates Inc.
Sheet 1 of 3	Grading & Servicing Plan	7	April 25, 2023	Van Harten Surveying Inc.
Sheet 2 of 3	Notes & Details 1	7	April 26, 2023	Van Harten Surveying Inc.
Sheet 3 of 3	Notes & Details 2	7	April 26, 2023	Van Harten Surveying Inc.
E101	Electrical Site Plan	4	April 4, 2023	JTech Consulting
E102	Electrical Site Plan Details	4	April 4, 2023	JTech Consulting
	Functional Servicing and Stormwater Management Report		April 5, 2023	Van Harten Surveying
	Salt Management Plan		April 30, 2017	Municipalities of Wellington County
	Firefighting Water Storage Tank Sizing Report		unknown	
	Geotechnical Investigation Report		Dec. 24, 2021	CMT Engineering Inc.

SCHEDULE "B"

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. Owner is to ensure necessary approvals are obtained beyond those required by the Township (i.e., ECA, etc.) A copy of these permits, once received, is to be provided for Township record as applicable.



WELLINGTON NORTH
SEMPER PORRO

Staff Report

To: Mayor and Members of Council, Meeting of May 8, 2023
From: Darren Jones, Chief Building Official
Subject: CBO 2023-05 Building Permit Review Period Ending March 31, 2023

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-05 being the Building Permit Review for the period ending March 31, 2023.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

1. CBO 2023-04 Building Permit Review Period Ending February 28, 2023
2. CBO 2022-05 Building Permit Review Period Ending March 31, 2022

BACKGROUND

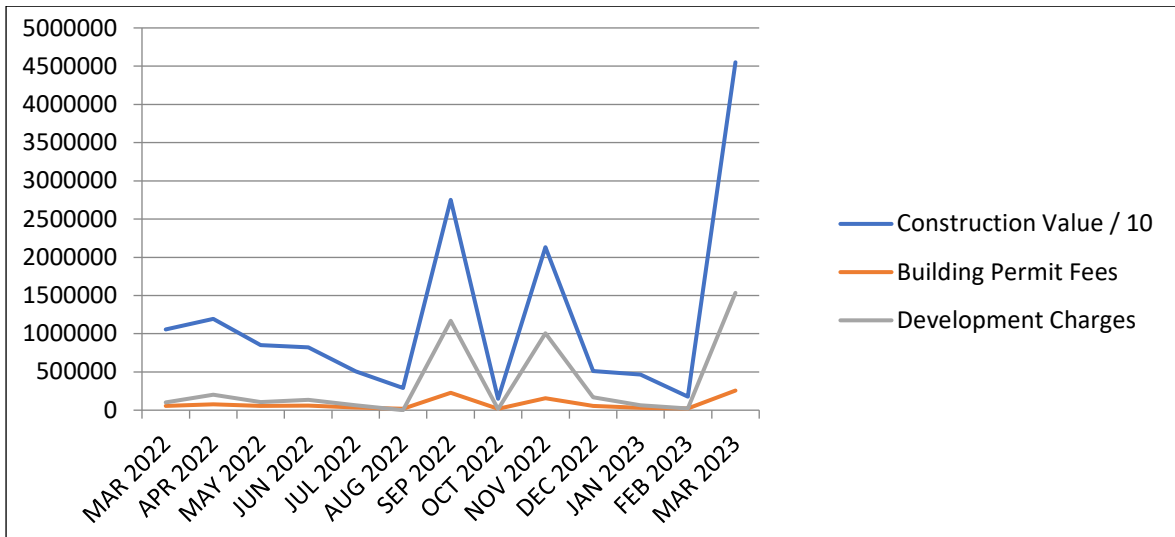
The Township is in a current development boom, we've seen a rapid influx of development and building permit applications over the past few years.

2020 – 225 building permits worth \$37 million
 2021 – 364 building permits worth \$80 million
 2022 – 414 building permits worth \$110 million

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	DEVELOPMENT CHARGES
Single Family Dwelling	34	12,689,000.00	103,200.00	629,253.65
Multi Family Dwelling	10	14,258,000.00	136,400.00	889,821.00
Additions / Renovations	2	255,000.00	2,460.00	0.00
Garages / Sheds	0	0.00	0.00	0.00
Pool Enclosures / Decks	1	80,000.00	130.00	0.00
Commercial	1	10,000.00	390.00	0.00
Assembly	0	0.00	0.00	0.00
Industrial	0	0.00	0.00	0.00
Institutional	0	0.00	0.00	0.00
Agricultural	6	18,135,000.00	13,075.72	15,357.22
Sewage System	1	10,000.00	520.00	0.00
Demolition	1	70,000.00	520.00	0.00

Monthly Total	56	45,507,000.00	256,695.72	1,534,431.87
Total Year to Date	89	51,959,500.00	307,207.73	1,620,923.95

12 Month Average	36	12,003,330.00	84,117.15	373,706.19
10 Year Monthly Average	23	7,902,285.00	51,852.40	205,944.40
10 Year, Year to Date Average	48	13,311,104.20	95,345.12	326,257.20



FINANCIAL CONSIDERATIONS

None.

ATTACHMENTS

None.

STRATEGIC PLAN 2019 – 2022

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

- Yes No N/A

Which priority does this report support?

- Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Darren Jones, Chief Building Official
Recommended By:	Brooke Lambert, Chief Administrative Officer

4/28/23

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Amount
79191	ABELPEST	Abell Pest Control Inc	4/13/23	\$71.40
79192	BROADLINE EQUIP	Broadline Equipment Rental Ltd	4/13/23	\$2,847.09
79193	CDNTIRE 066	Canadian Tire #066	4/13/23	\$120.31
79194	COTTONSAUTO	Cotton's Auto Care Centre	4/13/23	\$132.21
79195	DEPENDABLE EMER	Dependable Emergency Vehicles	4/13/23	\$1,233.96
79196	ERAMOSA	Eramosa Engineering Inc.	4/13/23	\$2,577.68
79197	GREER, DANIEL		4/13/23	\$100.00
79198	HORRIGAN OVERHE	Horrigan Overhead Doors 2019	4/13/23	\$1,508.55
79199	HUMAN RESPONSE	Human Response Monitoring Cent	4/13/23	\$474.60
79200	INFRASTRUCTURE	Infrastructure Health & Safety	4/13/23	\$1,367.30
79201	JIMSAUTO	Jim's Auto Service	4/13/23	\$348.61
79202	LENNOX,DANIELLE		4/13/23	\$330.00
79203	LOUISEMARFOUND	Louise Marshall Hospital Found	4/13/23	\$1,250.00
79204	MADD CANADA	MADD Canada	4/13/23	\$337.87
79205	MOOREFIELD OK T	Moorefield Tire Ltd	4/13/23	\$560.95
79206	PEAVEYMART	Peavey Mart	4/13/23	\$52.50
79207	PEPSICOLA	PepsiCo Beverages Canada	4/13/23	\$392.62
79208	PRINCIPLESINTEG	Principles Integrity	4/13/23	\$2,457.28
79210	ROSS, ROBIN		4/13/23	\$100.00
79211	ROYALBANKVISA	Royal Bank Visa	4/13/23	\$158.89
79212	SIGN	SIGN NEEDS INC.	4/13/23	\$1,243.00
79213	TDBANK	TD Wealth	4/13/23	\$867.06
79214	TELIZON INC	Telizon Inc.	4/13/23	\$763.08
79215	UNIONGAS	Enbridge Gas Inc.	4/13/23	\$8,622.43
79216	UNITEDROTARYBR	United Rotary Brush of Canada	4/13/23	\$5,055.92
79217	WASTEMANAGEMENT	Waste Management	4/13/23	\$1,403.10
79218	WELLCTYSEPARATE	Wellington Catholic Dist Sch B	4/13/23	\$4,952.00
79219	WSIB	Workplace Safety & Ins Board	4/13/23	\$10,982.33
EFT0004951	AGRISAN	Agrisan SC Pharma	4/13/23	\$12,574.39
EFT0004952	AJSTONE	A J Stone Company Ltd.	4/13/23	\$4,158.40
EFT0004953	ARTHURHOMEHARDW	Arthur Home Hardware Building	4/13/23	\$604.96
EFT0004954	ARTHURSFUEL	Arthurs Fuel	4/13/23	\$1,778.41
EFT0004955	ARTICCLEAR	Artic Clear 1993 Inc.	4/13/23	\$59.50
EFT0004956	BALAKLAVA AUDIO	Balaklava Audio	4/13/23	\$622.25
EFT0004957	BMROSS	B M Ross and Associates	4/13/23	\$34,974.85
EFT0004958	BRANDT CAMBRIDG	Brandt Cambridge	4/13/23	\$4,219.46
EFT0004959	CARQUEST	CARQUEST Arthur Inc.	4/13/23	\$51.81
EFT0004960	CEDARSIGNS	Cedar Signs	4/13/23	\$745.37
EFT0004961	CITYOFGUELPH	City of Guelph	4/13/23	\$1,105.14
EFT0004962	CORPORATE EXPRE	Corporate Express Canada Inc.	4/13/23	\$375.05
EFT0004963	CTYWELLING	County of Wellington	4/13/23	\$57,390.95
EFT0004964	CUPE	Canadian Union of Public Emplo	4/13/23	\$1,922.74
EFT0004965	DELTA ELEVATOR	Delta Elevator Co. Ltd.	4/13/23	\$473.27
EFT0004966	DUNCAN, LINTON	Duncan, Linton LLP, Lawyers	4/13/23	\$3,590.78
EFT0004967	ECOXSANITATION	Eric Cox Sanitation	4/13/23	\$889.65
EFT0004968	EXCELBUSINESS	Excel Business Systems	4/13/23	\$497.36
EFT0004969	GRAFOS, TASHA		4/13/23	\$119.00
EFT0004970	IDEALSUPPLY	Ideal Supply Inc.	4/13/23	\$844.67
EFT0004971	ITS	International Trade Specialist	4/13/23	\$5,189.36

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Amount
EFT0004972	J.A.PORTER HOLD	J.A. Porter Holdings (Lucknow)	4/13/23	\$255.72
EFT0004973	JOEJOHNSON	Joe Johnson Equipment Inc.	4/13/23	\$160.05
EFT0004974	KSMART	K Smart Associates Limited	4/13/23	\$9,367.70
EFT0004975	MAPLELANE	Maple Lane Farm Service Inc.	4/13/23	\$85.15
EFT0004976	MRCSYSTEMS	MRC Systems Inc	4/13/23	\$5,322.24
EFT0004977	NWELLCOOP	Midwest Co-operative Services	4/13/23	\$3,202.39
EFT0004978	OMERS	Ont Mun Employee Retirement	4/13/23	\$57,174.64
EFT0004979	PACKET WORKS	PACKET WORKS	4/13/23	\$169.50
EFT0004980	PUBLIC SECTOR D	PSD Citywide Inc.	4/13/23	\$4,421.15
EFT0004981	PUROLATOR	Purolator Inc.	4/13/23	\$48.61
EFT0004982	SANIGEAR	Sanigear	4/13/23	\$33.90
EFT0004983	SAUGEEN RADIO I	Saugeen Community Radio Inc.	4/13/23	\$731.11
EFT0004984	SUNCOREENERGYPRO	Suncor Energy Inc.	4/13/23	\$9,455.73
EFT0004985	TOROMONT	Toromont Industries Ltd.	4/13/23	\$305.55
EFT0004986	UNITEDCLOUD	UnitedCloud Inc.	4/13/23	\$522.89
EFT0004987	UPPERGRANDDIST	Upper Grand Dist School Board	4/13/23	\$17,776.00
EFT0004988	VIKINGCIVES	Viking Cives Ltd	4/13/23	\$6,543.90
EFT0004989	WELLNORTHHEC	Wellington North Power	4/13/23	\$52,476.02
EFT0004990	YAKEELECTRIC	Yake Electric Ltd	4/13/23	\$593.59
EFT0004991	YOUNG'S HOME	Young's Home Hardware Bldg Cen	4/13/23	\$276.11
79220	BELLMOBILITY	Bell Mobility	4/18/23	\$1,377.96
79221	BLUEWATERFIRE	Bluewater Fire & Security	4/18/23	\$870.67
79222	CDNTIRE 066	Canadian Tire #066	4/18/23	\$25.98
79223	COUNTRYCREATION	Country Creations of Mt Forest	4/18/23	\$90.40
79224	HYDROONE	Hydro One Networks Inc.	4/18/23	\$66.74
79225	JIMSAUTO	Jim's Auto Service	4/18/23	\$203.40
79226	LOOS, MITCHELL		4/18/23	\$900.00
79227	MF FOODLAND	Mount Forest Foodland	4/18/23	\$35.45
79228	MINFIN3	Ministry of Finance	4/18/23	\$390.00
79229	PENNISI, ROBIN		4/18/23	\$200.00
79230	RECEIVERGENERAL	Receiver General for Canada	4/18/23	\$1,812.90
79231	RISIDORE, RUT		4/18/23	\$264.00
79232	ROYALBANKVISA	Royal Bank Visa	4/18/23	\$653.79
79233	SCHOUTEN, JOE		4/18/23	\$1,130.00
79234	TD CANADA TRUST	TD Canada Trust	4/18/23	\$1,588.76
79235	TOWNINNISFIL	Town of Innisfil	4/18/23	\$56.50
79236	TWPCENTREWELL	Township of Centre Wellington	4/18/23	\$900.86
79237	ULINE	Uline	4/18/23	\$52.55
79238	WELLCTYSEPARATE	Wellington Catholic Dist Sch B	4/18/23	\$19,189.00
79239	WIGHTMAN	Wightman Telecom Ltd.	4/18/23	\$592.53
EFT0004992	ARTHURHOMEHARDW	Arthur Home Hardware Building	4/18/23	\$118.00
EFT0004993	BACKSPACE COMPU	BackSpace Computer	4/18/23	\$4,576.50
EFT0004994	BMROSS	B M Ross and Associates	4/18/23	\$2,924.78
EFT0004995	CARQUEST	CARQUEST Arthur Inc.	4/18/23	\$206.36
EFT0004996	CARSONS	Carson Supply	4/18/23	\$1,050.70
EFT0004997	COFFEYPLUMB	Coffey Plumbing, Div. of KTS P	4/18/23	\$226.00
EFT0004998	CTYWELLING	County of Wellington	4/18/23	\$174,743.00
EFT0004999	DARROCHPLUMB	Darroch Plumbing Ltd.	4/18/23	\$113.00
EFT0005000	FIREMARSHAL'SPU	Fire Marshal's Public Fire Saf	4/18/23	\$100.00
EFT0005001	IDEALSUPPLY	Ideal Supply Inc.	4/18/23	\$84.73
EFT0005002	LIFESAVINGSOC	Lifesaving Society	4/18/23	\$325.00
EFT0005003	M&LSUPPLY	M & L Supply, Fire & Safety	4/18/23	\$346.16
EFT0005004	MAPLELANE	Maple Lane Farm Service Inc.	4/18/23	\$249.56
EFT0005005	REEVESCONST	Reeves Construction Ltd	4/18/23	\$4,703.63

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Amount
EFT0005006	RISOLV IT SOLUT	Risolv IT Solutions Ltd	4/18/23	\$10,596.00
EFT0005007	SGS	SGS Canada Inc.	4/18/23	\$1,820.46
EFT0005008	STEPHENHALE	Stephen Hale	4/18/23	\$1,678.05
EFT0005009	SUNCOREENERGYPRO	Suncor Energy Inc.	4/18/23	\$4,334.74
EFT0005010	T&MBBQ	T&M BBQ Catering Ltd	4/18/23	\$6,107.96
EFT0005011	UPPERGRANDDIST	Upper Grand Dist School Board	4/18/23	\$68,882.00
EFT0005012	YOUNG'S HOME	Young's Home Hardware Bldg Cen	4/18/23	\$326.69
79240	AR HORT YOUTH	Arthur & Area Youth Horticultu	4/27/23	\$200.00
79241	ARCHAMBER	Arthur and District Chamber of	4/27/23	\$2,500.00
79242	AROPTI-MRS	Arthur Opti-Mrs	4/27/23	\$500.00
79243	AROPTIMIST	Arthur Optimist Club	4/27/23	\$207.23
79244	AUXTO LMHOSPITA	Auxiliary to Louise Marshall H	4/27/23	\$500.00
79245	BIZBULL	Biz Bull	4/27/23	\$841.85
79246	BLUEWATERFIRE	Bluewater Fire & Security	4/27/23	\$5,334.24
79247	CEDARCREEK TOOL	Cedar Creek Tools Ltd	4/27/23	\$775.13
79248	DELOITTE LLP	Deloitte LLP	4/27/23	\$16,735.30
79249	FENNELL, MEGHAN		4/27/23	\$87.54
79250	GOLDENTRIANGLED	Golden Triangle Door Automatio	4/27/23	\$220.35
79251	HOPECOMMITTEE	Hope Committee	4/27/23	\$1,500.00
79252	LANGDONFARMSINC	Langdon Farms Inc.	4/27/23	\$2,400.00
79253	LYNESBLACKSMITH	Twp Wellington North-LynesBlac	4/27/23	\$1,000.00
79254	MANULIFEFINANCI	Manulife Financial	4/27/23	\$31,625.11
79255	MCNABB, DONALD	MCNABB, DONALD	4/27/23	\$1,977.50
79256	MFARTSCOUNCIL	Mt Forest & District Arts Coun	4/27/23	\$350.00
79257	MFCHAMBER	Mt Forest & District Chamber o	4/27/23	\$5,000.00
79258	MFCCOMMUNITYGARD	Mount Forest Community Garden	4/27/23	\$1,500.00
79259	MFHORTICULTURAL	Mt Forest Horticultural Societ	4/27/23	\$1,500.00
79260	MFLIONS	Mount Forest Lions Club	4/27/23	\$500.00
79261	NWELLHEALTH#2	North Wellington Health Care	4/27/23	\$15,000.00
79262	PREMIER EQUIPT	Premier Equipment Ltd.	4/27/23	\$157.46
79263	RAW CARROT	The Raw Carrot Soup Enterprise	4/27/23	\$500.00
79264	SIGN	SIGN NEEDS INC.	4/27/23	\$593.25
79265	ST.ANDREWS ARTH		4/27/23	\$75.00
79266	TWPWELLNORTH	Twp of Wellington North	4/27/23	\$986.49
79267	UNIONGAS	Enbridge Gas Inc.	4/27/23	\$403.60
79268	WIGHTMAN	Wightman Telecom Ltd.	4/27/23	\$308.53
EFT0005013	ALS LABORATORY	ALS Laboratory Group	4/27/23	\$1,845.86
EFT0005014	AR&AREAHISTORIC	Arthur & Area Historical Socie	4/27/23	\$500.00
EFT0005015	ARHORTICULTURAL	Arthur & District Horticultura	4/27/23	\$600.00
EFT0005016	BIGBROTHERS	Big Brothers and Big Sisters o	4/27/23	\$1,000.00
EFT0005017	BRANDT CAMBRIDG	Brandt Cambridge	4/27/23	\$121.59
EFT0005018	CORPORATE EXPRE	Corporate Express Canada Inc.	4/27/23	\$111.81
EFT0005019	CTYWELLING	County of Wellington	4/27/23	\$677.50
EFT0005020	DARROCHPLUMB	Darroch Plumbing Ltd.	4/27/23	\$5,198.00
EFT0005021	DIAMOND	Central Square Canada Software	4/27/23	\$5,288.40
EFT0005022	ECOXSANITATION	Eric Cox Sanitation	4/27/23	\$523.58
EFT0005023	FIREMARSHAL'SPU	Fire Marshal's Public Fire Saf	4/27/23	\$928.86
EFT0005024	HAROLDJONESENTE	Harold Jones Enterprises	4/27/23	\$52.66
EFT0005025	HURONIA	Huronian Welding	4/27/23	\$33.20
EFT0005026	IDEALSUPPLY	Ideal Supply Inc.	4/27/23	\$394.13
EFT0005027	INDUSTRIAL ALLI	Industrial Alliance Insurance	4/27/23	\$152.65
EFT0005028	JJMCLELLAN	J J McLellan & Son	4/27/23	\$409.63
EFT0005029	KSMART	K Smart Associates Limited	4/27/23	\$1,837.15
EFT0005030	LANGEBROS	Lange Bros.(Tavistock) Ltd	4/27/23	\$2,712.00

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Amount
EFT0005031	MAPLELANE	Maple Lane Farm Service Inc.	4/27/23	\$5.85
EFT0005032	MF MUSEUM ARCHI	Mount Forest Museum Archives	4/27/23	\$500.00
EFT0005033	NWELLCOOP	Midwest Co-operative Services	4/27/23	\$37.48
EFT0005034	PRYDETRUCK	Pryde Truck Service Ltd.	4/27/23	\$2,155.94
EFT0005035	PUROLATOR	Purolator Inc.	4/27/23	\$5.25
EFT0005036	REEVESCONST	Reeves Construction Ltd	4/27/23	\$932.33
EFT0005037	RJBURNSIDE	R. J. Burnside & Assoc. Ltd.	4/27/23	\$12,352.03
EFT0005038	SHRED ALL LTD.	Shred All Ltd.	4/27/23	\$197.75
EFT0005039	SMALL, DALE		4/27/23	\$432.50
EFT0005040	SUNCOREENERGYPRO	Suncor Energy Inc.	4/27/23	\$11,564.96
EFT0005041	VIKINGCIVES	Viking Cives Ltd	4/27/23	\$3.04
EFT0005042	WELLADVERTISER	Wellington Advertiser	4/27/23	\$1,410.28
EFT0005043	YOUNG'S HOME	Young's Home Hardware Bldg Cen	4/27/23	\$70.56
Total Amount of Cheques:				\$810,668.44

ANNUAL REPORT

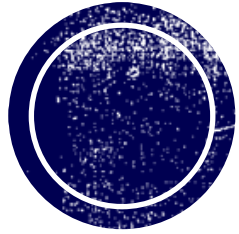
WELLINGTON NORTH FIRE | 2022



HIGHLIGHTS

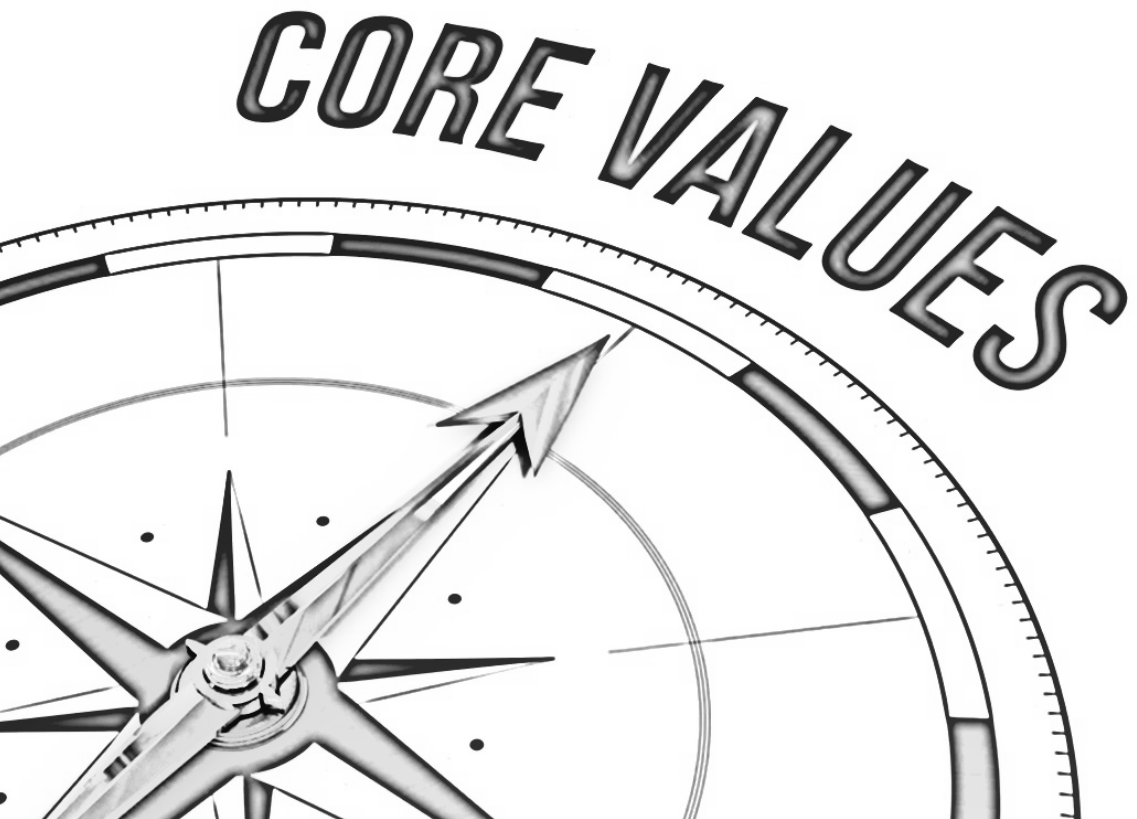
- Volunteer Demographics
- Incident Statistics & Call Volumes
- Prevention & Enforcement
- Public Education
- Training
- Completed Projects
- 2022 Goals





WELLINGTON NORTH FIRE ACTS AS AN EFFECTIVE TEAM TO PROACTIVELY PROTECT AND ENHANCE THE TOWNSHIP'S LIVABILITY BY SERVING AND EDUCATING OUR COMMUNITY, PREVENTING HARM AND RESPONDING TO EMERGENCIES.

Commitment
Community Service
Integrity
Professionalism
Teamwork
Trust



EMPLOYEE OVERVIEW



CHRIS HARROW

FIRE CHIEF

FULL TIME



MARCO GUIDOTTI

DEPUTY CHIEF

FULL TIME



CALLISE LOOS

DEPUTY CHIEF

FULL TIME
(Maternity Leave)



EMPLOYEE OVERVIEW

- 2 District Chiefs
- 8 Captains
- 40+ Volunteers

- 2022 Promotions & Retirements
 - Six new Firefighters have been hired and are at various stages of the certification process
 - Continue to lose firefighters to full time departments and relocations because of their full time work
 - Hired 8 new firefighters in early 2023, 3 of which are females
 - Will attempt to hire more for the Fall recruitment class

Did You Know?
All of our recruits from the past 5 years have been certified to NFPA standards



HIGHLIGHTS OF 2022

- CONTINUED IMPLEMENTATION OF NEW SOFTWARE SYSTEMS
 - COMPLETED INSTALL OF TABLETS IN THE FIRE TRUCKS LINKED TO OUR DISPATCH SOFTWARE INCLUDING MAPPING CAPABILITIES
 - WORKED ON STANDARDIZING OUR TRAINING DOCUMENTATION AND LESSON PLANS
 - ANOTHER FULL YEAR OF DATA FOR INCIDENTS ABLE TO DO COMPARABLE STATISTICS FOR
- PREPARED FOR MANDATORY CERTIFICATION OF ALL FIRE PERSONNEL
 - STARTED REVIEW OF ALL FIREFIGHTERS AND THEIR TRAINING HISTORY TO SEE WHERE THEY WOULD BE PLACED IN THE NEW STANDARDS
 - WORKED WITH COUNTY TRAINING OFFICER TO PREPARE COURSES FOR OUR PERSONNEL TO BE ABLE TO PARTICIPATE IN LOCALLY
- REVIVAL OF FIREFIGHTER ASSOCIATION ACTIVITIES WITHIN THE COMMUNITY
 - VERY SUCCESSFUL FIREFIGHTERS BREAKFAST IN MF AND CANADA ACTIVITIES IN ARTHUR
- HOSTED FIRST ANNUAL FIREFIGHTER AWARDS NIGHT
 - DONE TO RECOGNIZE LONG SERVICE AWARDS WITHIN OUR RANKS AND FORMER MEMBERS WHO HAVE RETIRED



2022 INCIDENT STATISTICS

- Incident volume continued to increase, mostly due to medical and false alarms
- Paramedic offload delays definitely a huge contribution to the increase in medical calls
- Struggle at times to turn out large number of firefighters, depending on the day and time of day of the incidents
- Fantastic, dedicated group of firefighters who respond to the calls to ensure we are getting a truck out the doors in an appropriate time frame

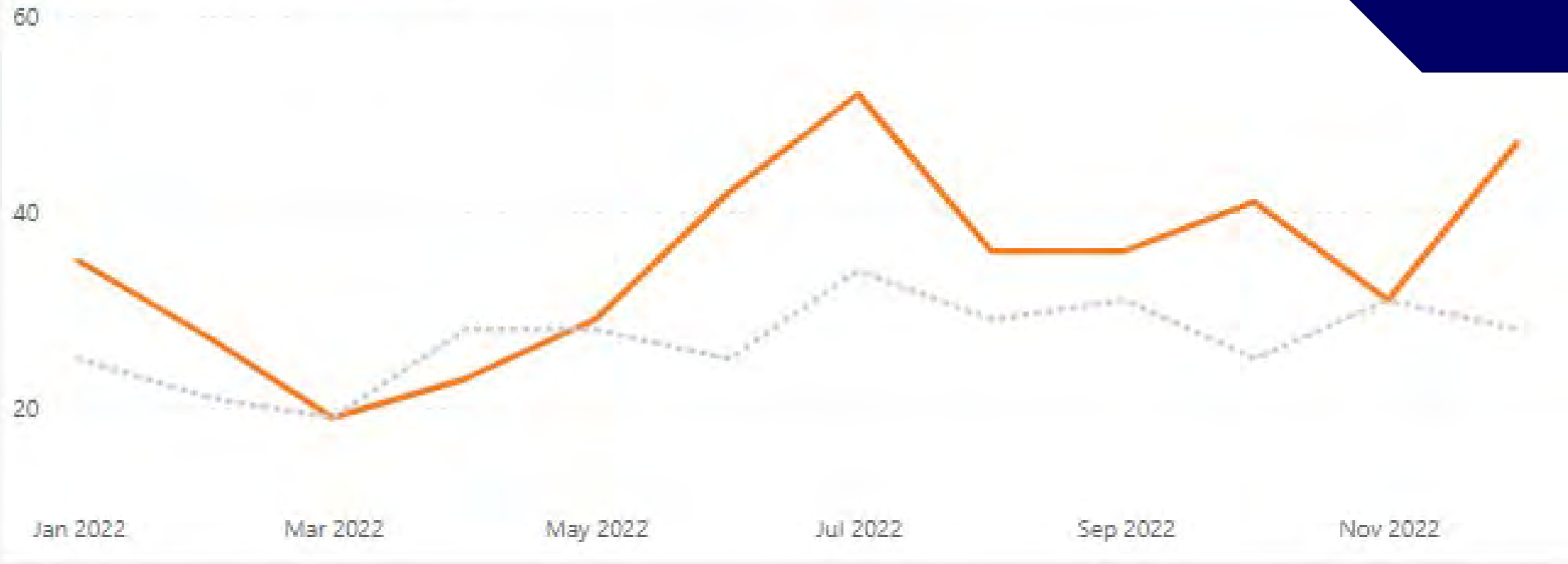


INCIDENT STATISTICS

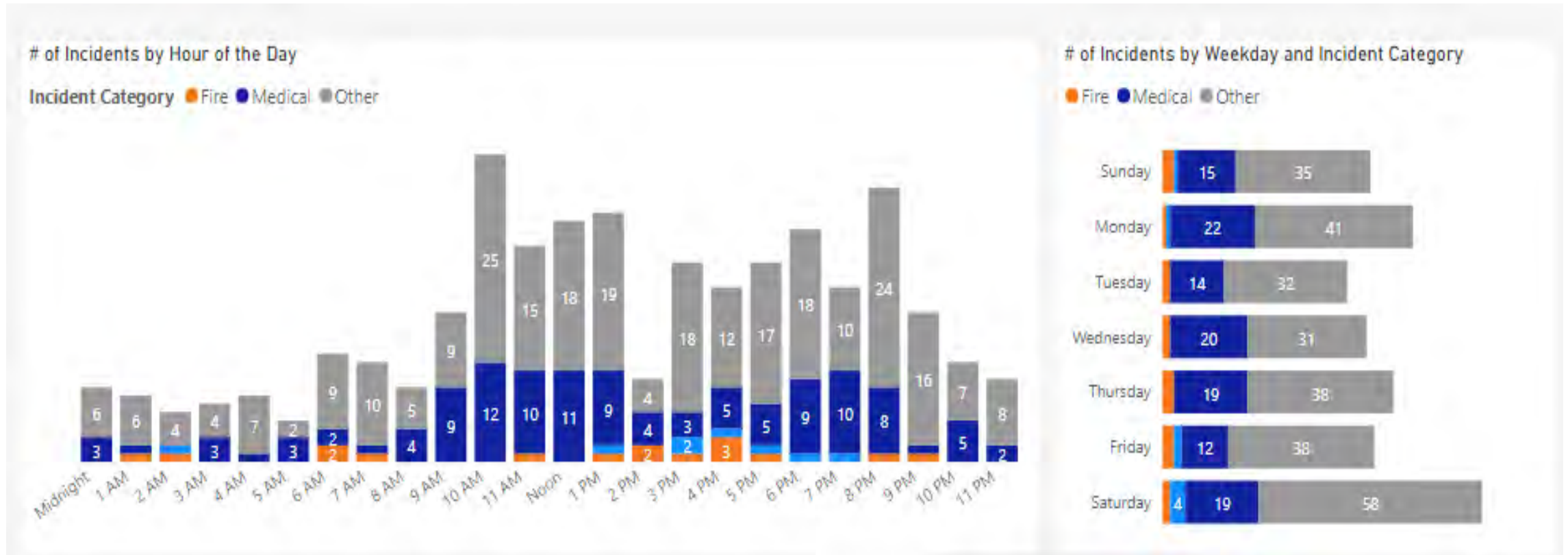
OTHER: POWER LINES DOWN, GAS LEAKS, HUMAN PERCEIVED EMERGENCIES

of Incidents by Month

■ # of Incidents ■ # of Incidents (Prior Year)



CALL VOLUMES



FIRE PREVENTION & ENFORCEMENT

- Numerous fire inspections from complaints or request
- Large number of hours dealing with hoarding cases
 - Continue to deal with these cases to try and bring residents into compliance by working with hoarding team
- Burn permits, inspection of burn piles, follow ups
- Worked with development committee doing numerous plan reviews and provided comments on developments



PUBLIC EDUCATION ACTIVITIES

- Most in person activities were still cancelled due to pandemic.
- Were able to complete some in school visits and talks
- Completed other outdoor activities and education
- Many projects put on hold with final stages of pandemic and maternity leave of Deputy



TRAINING

Full year of in person training and activities

Able to get a couple of vacant houses to practice in and perform some real life skills



TRAINING

▪ Mandatory Certification Regulations

- New legislation introduced by the Province went into effect July 1, 2022
- All Firefighters and Officers will have to be certified for all tasks they perform on the department
- Training records need to be thorough and retained for all firefighters and able to reproduce the records when audited
- Have been preparing for this the past couple of years, new software is helping in record keeping and retention
- County has gone through the process to become a regional training center so we can offer many of the necessary courses “in house”



2023 & BEYOND

- Replacement of self contained breathing apparatus under way for this year
- Firefighters receiving presentations on various kinds of SCBA to help choose the supplier
- Will need to replace fill station and compressor as well
- Partnering with as many fire departments as we can to bulk buy



2023 & BEYOND

- Continue to implement new software into the service
 - Looking to enhance our learning management software and implementing various courses
 - Enhancing our in-truck tablets with our Dispatch and other capabilities
 - Explore other options for technology to aid or response capabilities



2023 & BEYOND

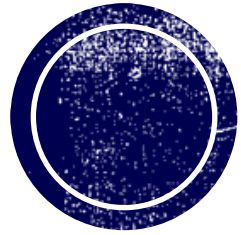
- Work through recommendations of new Fire Service Review Document
 - Once document is released, review recommendations and start the path to implementing various items
 - Council will receive reports on implementing various recommendations



2023 & BEYOND

- New Mount Forest Fire Station
 - Continue to work with Council and SMT to explore options for new Mount Forest Fire Hall
 - New land could be needed to re-locate the station from its present location
 - Continued growth in Mount Forest helping to drive need for larger location





THANK-YOU

Questions, Comments & Concerns...

Chris Harrow

Director of Fire Services

E: charrow@wellington-north.com

C: 519-503-9545

Marco Guidotti

Deputy Chief

E: mguidotti@wellington-north.com

C: 519-321-1102

Callise Loos

Deputy Chief

E: cloos@wellington-north.com

C: 519-497-2502



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023
From: Tammy Stevenson, Development Technologist
Subject: OPS 2023-017 being a report on the award of the Cork Street reconstruction project

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-017 being a report on the award of the Cork Street Reconstruction Project;

AND FURTHER THAT Council award the request for tender Contract 14056 to Lavis Contracting Co. Limited at a cost of \$853,379.70 plus applicable taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with this project by \$87,298.38;

AND FURTHER THAT Council authorize the Mayor and/or Clerk to sign any necessary agreements with the successful bidders to execute this project.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

2023 Capital Budget

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.

BACKGROUND

The request for tender (RFT) Contract 14056 for the Cork Street reconstruction project was advertised on the Township’s and B.M. Ross and Associated Limited website starting March 9, 2023, and closed April 18, 2023. The RFT was also advertised within the Wellington Advertiser.

The Township received five (5) tender submission packages prior to the RFT tender closing deadline from: Cox Construction Limited, J.T. Excavating Limited, Kurtis Smith Excavating Limited, Lavis Contracting Co. Limited and Roubos Farm Service Limited. All tender submission packages were reviewed by the Township Engineer and staff based on the tendering requirements as specified and evaluated on cost. See Financial Section below and Schedule A - Township Engineer review letter.

Lavis Contracting Co. Limited was the lowest cost and met the RFT requirements as specified therefore Township staff recommend them for award of this RFT.

FINANCIAL CONSIDERATIONS

Township Council approved \$862,000 for this project during the 2023 capital budget.

Category	2023 Capital Budget
Total Approved Budget	\$862,000.00

RFT Bidder	Bid *
Lavis Contracting Co. Limited	\$964,319.06
Kurtis Smith Excavating Limited	\$967,280.00
Roubos Farm Service Limited	\$1,016,319.63
J.T. Excavating Limited	\$1,070,358.60
Cox Construction Limited	\$1,133,334.22

Recommended Lowest Bidder	
Lavis Contracting Co. Limited Bid**	\$853,379.70
Engineering Cost Estimate**	\$72,000.00
Geotechnical Testing**	\$7,500.00
Project Sub-Total**	\$932,879.70
Applicable Tax @ 1.76%	\$16,418.68
Estimated Project Cost**	\$949,298.38
2023 Approved Budget**	\$862,000.00
Tender Over Budget	\$87,298.38

* - Prices include 13% HST and all provisional items.

** - Price includes all provisional items and excludes all applicable taxes

ATTACHMENTS

Schedule A - B.M. Ross and Associates Limited letter dated April 20, 2023.

STRATEGIC PLAN 2019 – 2022

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

Yes No N/A

Which priority does this report support?

Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Tammy Stevenson, Development Technologist	<i>Tammy Stevenson</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

**B. M. ROSS AND ASSOCIATES LIMITED**

Engineers and Planners

Box 1179, 206 Industrial Drive

Mount Forest, ON, Canada N0G 2L0

p. (519) 323-2945 www.bmross.net

File No. 14056

April 20, 2023

BY EMAIL ONLY**Tammy Stevenson, C.E.T., Development Technologist/Project Lead**

Township of Wellington North

7490 Sideroad 7 W, P.O. Box 125

Kenilworth, ON N0G 2E0

RE: Cork Street Reconstruction (Princess St. to Waterloo St.)

Tenders were received on April 18, 2023, for Cork Street Reconstruction, as summarized by the following table:

Tenderer	Tendered Amount
Lavis Contracting Co. Limited	\$ 964,319.06
Kurtis Smith Excavating Ltd.	\$ 967,280.00
Roubos Farm Service Ltd.	\$1,016,319.63
J. T. Excavating Ltd.	\$1,070,358.60
Cox Construction Limited	\$1,133,334.22

All of the tenders were checked and found to be mathematically correct. All of the tenders were properly signed and submitted with the specified Agreement to Bond. All of the tenders, except for one of the higher tenders, were submitted with the specified tender deposit.

Since the lowest tender is acceptable contractually, and the tenderer is experienced in road, sewer and watermain construction, further analysis is limited to the lowest bid. We are not aware of any reason why the contract could not be awarded to Lavis Contracting Co. Limited for the total tender sum of **\$964,319.06** (\$853,379.70 + \$110,939.36 HST).

Please retain the tender deposits from the two low bidders until the contracts are formally signed.

If you have any questions, please contact us.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per


Frank Vanderloo, P.Eng.

FCV:fcv



Staff Report

To: Mayor and Members of Council Meeting of 2023
From: Tom Bowden, Manager of Recreation Services
Subject: OPS 2023-019 Mount Forest Agricultural Society update being a report on the Township's agreement with the Mount Forest Agricultural Society

RECOMMENDATION

That the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-019 Mount Forest Agricultural Society update being a report on the lease agreement between the Township of Wellington North and the Mount Forest Agricultural Society.

AND FURTHER THAT Council accepts the letter of cancellation between the Township of Wellington North and the Mount Forest Agricultural Society;

AND FURTHER THAT Council directs staff to develop a plan related to the future use of this site and associated structures (two agricultural barns, bleaches and announcers stand).

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

Report OPS 2020-037 MF Agriculture Society agreement
Mount Forest Agricultural Society By law # 040-21

BACKGROUND

The Township of Wellington North currently has an existing agreement with the Mount Forest Agricultural Society (MFAS) which expires on August 17, 2024 (see Appendix A). This agreement was established in 2021. Previously, there was an agreement between the Town of Mount Forest and the MFAS that was in effect for twenty-five years (see Appendix B).

Structures include two Agricultural barns, bleaches and announcers stand.

In accordance with the agreement the Township of Wellington North received a letter (attached) dated March 31, 2023, requesting that the agreement be cancelled on March 31, 2024, by the MFAS.

Staff have reviewed this letter and recommend it be accepted by Council. Further, it is recommended that staff begin evaluating options for the use of this site as part of the

corporations' larger facility and land holdings with a report to be brought back to Council as appropriate.

In the notice of termination, they have requested that an auction company be permitted to utilize the buildings. It is silent on whether the company would pay or not. Once the buildings become under the ownership of the municipality, we would not be able to offer free use of the buildings as that would be considered "bonusing" which is prohibited under Section 106 of the Municipal Act.

Charging this auction company to use the buildings would limit the use that the municipality would have for things like storage of our equipment, etc. as the building would need to be vacant.

FINANCIAL CONSIDERATIONS

Our 2024 budget will need to reflect an insurance premium of approximately \$2500.00 for coverage of the buildings.

ATTACHMENTS

Appendix 1 Mount Forest Agricultural Society Agreement

Appendix 2 Letter of cancellation

Appendix 3 Town of Mount Forest By-Law 7-96

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

Municipal Infrastructure

Partnerships

Alignment and Integration

Prepared By: Tom Bowden, Manager of Recreation Services

Tom Bowden

Recommended By:

THIS LEASE AGREEMENT made in duplicate this 12 day of April , 2021

BETWEEN

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
hereinafter referred to as "Wellington North"

OF THE FIRST PART

-and-

THE MOUNT FOREST AGRICULTURAL SOCIETY
hereinafter referred to as "the Society"

OF THE SECOND PART

Whereas Wellington North is the owner of the lands and the Society wishes to use the said lands from time to time.

The parties to this agreement agree as follows:

1. Term of Agreement

- a. The term of the Agreement shall be for three (3) years, commencing on April 1, 2021 expiring on August 17, 2024.
- b. Provided that the Society is in good standing under this Agreement, the Agreement shall be renewed with each term of Council on a four-year term. The next agreement will commence August 18, 2024 and will expire on December 31, 2028.

2. Use of Facilities

- a. The Society may use the Mount Forest & District Sports Complex, located at 850 Princess Street, Mount Forest, fifteen (15) days per calendar year, at no cost to the Society.
- b. The Society may use the Mount Forest Victory Church, located at 320 King Street, Mount Forest, five (5) consecutive days per calendar year as per the Lease Agreement between the Township of Wellington North and the Mount Forest Victory Church, at no cost to the Society.
- c. The Society may at all times, use the storage room in the southerly or rear portion of the Mount Forest Victory Church, located at 320 King Street, Mount Forest as per the Lease Agreement between the Township of Wellington North and the Mount Forest Victory Church, at no cost to the Society.

3. Buildings and Property

- a. It is understood and acknowledged the Society owns the following:
 - i. Announcer Stand
 - ii. Office
 - iii. Sale Barn

Large Barn
Smaller Barn

Shirley Droog, Secretary
132 Salter Street
PO Box 98
Williamsford ON N0H2V0
519.604.8505Society

- b. This Agreement supersedes the former Agreements dated March 25, 1982 and April 17, 1996.

IN WITNESS WHEREOF the said parties have hereto set their hands and seals.

DATED at **KENILWORTH**, this 12 day of April, 2021.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year set out above:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH:

DocuSigned by:

80AF05F09D284A3
Andrew Lennox, Mayor


DocuSigned by:

E66A115C71324C9
Karren Wallace, Director of Legislative Services/Clerk

We have the authority to bind the Corporation.

DATED at this day of April , 2021.

THE MOUNT FOREST AGRICULTURAL SOCIETY


John McPhee, President

Shirley Droog, Secretary

We have the authority to bind the Agricultural Society.

Shirley Droog, Secretary
132 Salter Street
PO Box 98
Williamsford ON N0H2V0
519.604.8505Society


- b. This Agreement supersedes the former Agreements dated March 25, 1982 and April 17, 1996.

IN WITNESS WHEREOF the said parties have hereto set their hands and seals.

DATED at KENILWORTH, this 12 day of April, 2021.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year set out above:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH:

DocuSigned by:

80AF05F09D284A3
Andrew Lennox, Mayor

DocuSigned by:

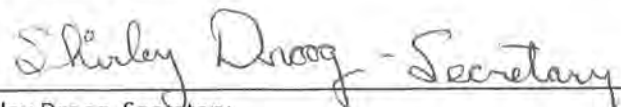
686A115C74324C9
Karren Wallace, Director of Legislative Services/Clerk

We have the authority to bind the Corporation.

DATED at this day of April , 2021.

THE MOUNT FOREST AGRICULTURAL SOCIETY

John McPhee, President


Shirley Droog, Secretary

We have the authority to bind the Agricultural Society.

- iv. All wood fences
- v. All Bleachers (beside Announcer Stand/Facing the Track)
- b. The Township of Wellington North owns:
 - i. All of the Land and buildings at 320 King St E, except as listed in clause 3 a)
- c. And further that in the event the agreement is terminated, the Society has one year to remove, at their own expense all of the property owned by them.
- d. Should the property not be removed within the time frame, the municipality may dispose of it as they deem fit.

4. Responsibilities of the Society

- a. Provide year-round insurance coverage on the buildings and property identified in clause 3 a) naming the Wellington North as co-insured.
- b. Maintain all buildings and property identified in clause 3 a) in a state of good repair.
- c. Maintain the Western Horse Show Ring in a state of good repair.
- d. Maintain hydro costs incurred by the Society.
- e. The Society will make best efforts to ensure that parking is contained to the parking lot off King Street.
- f. The Society will not lease or sublet the property or buildings without prior written consent from Wellington North.
- g. The Society shall ensure that any events:
 - i. adhere to the Township's Alcohol Risk Management Policy
 - ii. receive written permission from Wellington North for all events serving alcohol.

5. Responsibilities of Wellington North

- a. Maintain the sports fields, splash pad, playground, and parking lots.
- b. Insurance coverage for the property

6. Termination

- a. This lease may be terminated by either party with one year's written notice.

Township of Wellington North
CLERK
7490 Sideroad 7W
Box 125
Kenilworth, ON N0G 2E0

SOCIETY
John McPhee, President
213 Wendy's Lane
Mount Forest ON, N0G2L2
519-323-4058

Mount Forest Agricultural Society

March 31, 2023

Wellington North Council

The Mount Forest Agricultural Society held its annual meeting on January 11, 2023. The future of fair was discussed. Due to a lack of interest we may have to dissolve the Society. It was decided to advertise for a period of 1 month for more volunteers. At which time another meeting will be held on March 25, 2023. Since there wasn't further interest the board decided to dissolve. The agreement we have with the Township of Wellington North was to provide 1 years notice to end the lease of the fairgrounds. Please note March 31, 2024 will be our end date.

We would like to donate the buildings on the fair ground to the Township of Wellington North. It is our desire that McPhee Auctions (John and David) be able to use the buildings for auction sales and that you could work with him on this matter. We would hope that the buildings could be used for community events, service clubs, ball tournaments, storage etc. We will keep insurance on the buildings until March 31, 2024. Please let us know your thoughts. We can also meet with you to discuss if that works better.

We would appreciate a response as to what your decision may be on this matter and what your future plans would be for the buildings.

Sincerely

Mount Forest Agricultural Society

New File
MF
Ag.

THE CORPORATION OF THE TOWN OF MOUNT FOREST

BY-LAW NO. 7-96


**A by-law to authorize the execution of an agreement
between
The Municipal Corporation of the Town of Mount Forest
and
The Mount Forest Agricultural Society**

WHEREAS it is deemed expedient to execute an agreement between the Town of Mount Forest and The Mount Forest Agricultural Society for the purpose of authorizing the Society to use the lands described in Schedule "A" to the agreement from time to time.


NOW THEREFORE the Council enacts as follows:

1. That the agreement annexed hereto as Schedule "A" is hereby approved.
2. That the Mayor and Clerk are hereby authorized to execute the Agreement annexed hereto and marked as Schedule "A" to this By-Law.
3. The effective date of this by-law shall be the date of final passing hereof.

THIS by-Law **READ** a First, Second and Third time and finally **PASSED** this 11th day of March, 1996.



Bruce Barton, Mayor



E.C. Brubacher, Clerk

AGREEMENT made in duplicate this 17th day of April , 1996.

B E T W E E N:

THE MUNICIPAL CORPORATION OF THE TOWN OF MOUNT FOREST

(hereinafter called the "Town" of the **FIRST PART**)

- and -

THE MOUNT FOREST AGRICULTURAL SOCIETY

(hereinafter called the "Society" of the **SECOND PART**)

WHEREAS the Town is the owner of the lands described in Schedule "A" annexed hereto, and the Society wishes to use the said lands from time to time.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the covenants contained herein and other good and valuable consideration the parties hereto agree as follows:

1. The Town doth demise and lease unto the Society the lands and premises described in Schedule "A" annexed hereto (hereinafter called "the said lands") in the said Town of Mount Forest, for use and occupation for the purposes of the Society, to have and to hold the said lands, demised aforesaid, for a period of Fifteen (15) days in each year for a period of twenty-five (25) years from the date hereof. It is the understanding of the Town of Mount Forest that these fifteen (15) days will be at no cost to the Society.
2. Without limiting the generality of the foregoing the Society shall be at liberty to use the building known as the Mount Forest and District Community Centre and kitchen and other facilities contained therein for the duration of the annual Fall Fair sponsored by the Society.
3. The Society covenants not to assign or sublet the within lease without the consent of the Lessor.
4. The parties hereto shall execute such further assurance as may reasonably be required to carry out the terms hereto.

This is Schedule "A" to an Agreement dated the 17 day of April, 1996 between the Municipal Corporation of the Town of Mount Forest and The Mount Forest Agricultural Society.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Mount Forest, in the County of Wellington and Province of Ontario being composed of:

FIRSTLY:

Park Lot Number One (1) on the South side of King Street and the West side of Church Street in the said Town, saving and excepting that portion hereto sold by Deed registered as number 9414;

SECONDLY:

The most westerly One Hundred and Forty feet (140') of Park Lot Number Two (2) on the South side of King Street and East of Church Street.

AND

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the Town of Mount Forest, in the County of Wellington and Province of Ontario and being composed of:

FIRSTLY:

Part Lot Number One (1) south of Wellington Street and north of King Street in the said Town;

SECONDLY:

Lots Number One, Two, Three, Four, Five, Six, Eleven, Twelve, Thirteen, Fourteen, Fifteen and Sixteen (1,2,3,4,5,6,11,12,13,14,15,16) and the west one-half of Lot Number Seventeen (17) as shown on a plan of subdivision of Park Lot Number Two (2) south of Wellington Street and north of King Street in the said Town;

THIRDLY:

Lot Number Fifteen (15) on the east side of Egremont Street in the said Town;

FOURTHLY:

Lot Number Sixteen (16) on the east side of Egremont Street in the said Town;

FIFTHLY:

That part of Church Street lying between King Street and Wellington Street in the said Town.



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023

From: Corey Schmidt, Manager, Environmental and Development Services
Brooke Lambert, Chief Administrative Officer

Subject: Report OPS 2023-018 Mount Forest Standpipe Update

RECOMMENDATION

THAT Council of the Township of Wellington North receive Report OPS 2023-018 being a report regarding a Mount Forest Standpipe Update.

AND FURTHER THAT the Council of the Township of Wellington North approve the final design for the Mount Forest Standpipe as outlined in Appendix B.

AND FURTHER THAT the Council of the Township of Wellington North approve the implementation of the “Stage 2 Water Supply Emergency Restrictions” in Mount Forest, as outline in By-Law 093-16, Schedule 1, Section 12.2.

AND FURTHER THAT the Council of the Township of Wellington North direct staff to undertake a communication and education program to help residents understand how they can support this community initiative.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

- Report OPS 2022-020 being a report on Investing in Canada Infrastructure Program (ICIP) – Green Stream
- Report OPS 2023-009 being a report on the award of the Mount Forest Standpipe Rehabilitation
- Resolution 2021-029, see resolution details in section 2. Standpipe Design of this report

BACKGROUND

The Mount Forest Standpipe is a landmark in the community and a critical piece of infrastructure in the local water distribution system. In 2021, Council approved a capital project to rehabilitate the standpipe, extending its service life for another 30 years (approximately). Mid-way through 2021, the government released the Investing in Canada Infrastructure Program (ICIP) grant application specific to water and wastewater projects. A grant application was submitted for the rehabilitation of the Standpipe in which we were successful in obtaining.

This project was awarded in 2023, for an amount of \$1,545,727.00. Further, the Township was approved for Provincial funding of \$375,795.75 and Federal funding of \$451,000 as part of the ICIP program.

Township staff are excited to see this project get underway and have been preparing the water system for operations during the rehabilitation period expected to go from May to mid September.

This report summarizes some of the important information related to the project and how the community can support this project as it proceeds.

1. Project Workplan

In April 2023, staff received the anticipated workplan for the Mount Forest Standpipe rehabilitation project. Site preparation is anticipated to be completed in May (including scaffolding, tarping, fencing, and site set up), with the actual draining of the standpipe prior to the May long weekend.

Once the standpipe is empty, rehabilitation work will begin including installing the new interior lining as well as exterior tank painting. It is anticipated that the standpipe will be operational by early August. For the full workplan provided by Dayson Industrial Services Inc., please see Appendix A.

2. Standpipe Design

As part of the Council decision related to the Standpipe project, it was determined that the look and design of the existing structure would be maintained to the extent possible.

January 25, 2021 Meeting Under Notice of Motion

Councillor Burke requested that the following motion be brought to the February 8, 2021 Regular Council Meeting.

“Be it resolved that the Council of the Township of Wellington North request that staff include the “High, Healthy, Happy” motto, the altitude above sea level, along with the community name “MOUNT FOREST” in any painting or repainting of the Water Tower here in Mount Forest.”

February 8, 2021 Meeting under Business Arising

RESOLUTION: 2021-029

Moved: Councillor Burke

Seconded: Councillor Yake

Be it resolved that the Council of the Township of Wellington North request that staff include the “High, Healthy, Happy” motto, the altitude above sea level, along with the community name “MOUNT FOREST” in any painting or repainting of the Water Tower in Mount Forest.
CARRIED

Given this direction, a final concept has been prepared and is recommended for Council approval. Best efforts will be made to maintain the same colours, text, and scale of the design. A comparable font has been identified based on current options available. Please see Appendix B for the final recommended design.

3. Water Conservation Measures

Township staff have been working for the past year to ensure that the water system will operate smoothly during this period by updating the SCADA programming to allow operations to run in “pressure mode” instead of “standpipe level mode.” While pilot testing and system updates have been completed, it is suggested that Council takes a conservative approach to water conservation as outlined by By-Law 093-16, Schedule 1, Section 12.2 (see below). Further, it should be noted that these measures were developed for instances when service capacity of any water production well or any water storage tower is reduced or compromised.

As such, the water conservation measures outline as part of “Stage 2 Water Supply Emergency Restrictions” are recommended from the time the tank is drained until the time the system can reliably return to “standpipe level mode”.

Stage 2 Water Supply Emergency Restrictions includes:

12.2.2 No owner shall do or permit the activities listed in Section 12.2.3 below except on the applicable days provided herein and except between the hours of 6:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m. on the applicable days, that is:

- (a) For all premises with even street numbers on even numbered calendar days;
- (b) For all premises with odd street numbers on odd numbered calendar days.

12.2.3 For purposes of Section 12.2 no owner shall carry out, engage in, or permit:

- (a) Cleaning with a watering device a vehicle parked on residential premises or on a road allowance immediately adjacent to and within the extension of the boundary lines of residential premises;
- (b) Cleaning with water the exterior of a building or attachments thereto, a driveway or a walkway;
- (c) Irrigating with water a driveway, walkway or roadway;
- (d) Operation of a decorative fountain unless all water used is continuously recycled;
- (e) Cleaning with water or filling with water any decorative fountain or any residential swimming pool, hot tub, or garden pond;
- (f) Wasting water when using it outdoors.

12.2.4 No owner shall irrigate with water during a rainfall or permit any person to irrigate with water during a rainfall.

Further, staff will be monitoring water usage and may institute revised hours to the Mount Forest Splash Pad if required (focusing operations on non-peak periods or reduced hours). Staff will communicate Splash Pad operation hours – with the intent to develop a sustainable schedule on a monthly basis or as needed.

4. Emergency Services/Fire Contingencies

As part of the planning for this project, Fire Services staff have met with the project team to develop an alternative Fire Services plan for Mount Forest during the period when the Standpipe will be empty – thereby eliminating water supply and pressure to local hydrants.

This plan includes:

- An alternative water supply location and access, and equipment
-

- Contingency plans related to water storage
- Revised fire services protocol during this period

Continued coordination between the Fire Services and the Senior Management Team at the Township are a top priority to ensure the safety and wellbeing of the Mount Forest Community during this time.

5. Stakeholder Communication

As a recognized community landmark, staff anticipate there will be significant interest in the project as it proceeds. Given its location (including its proximity to several roads, public spaces, schools, and the entrance to Mount Forest) staff have reached out to several stakeholders to discuss the work plan, impacts to roads and potential closures, and other issues related to water supply.

A communication plan has also been developed that will provide both education/information with respect to the project as it proceeds. The Township will use a variety of methods including the Township's website, social media, and hard copy notices. See Outdoor Water Usage Notice – Stage # 2 in Appendix C.

FINANCIAL CONSIDERATIONS

The standpipe rehabilitation project was awarded in the amount of \$1,545,727.00.

Project Funding

2021 Capital Budget	\$950,000.00
Federal ICIP Grant	\$451,000.00
Provincial ICIP Grant	\$375,795.75
Total Funding	\$1,776,795.75

ATTACHMENTS

Appendix A – Dayson Industrial Services Inc. Project Workplan

Appendix B – Mount Forest Standpipe Final Design

Appendix C – Outdoor Water Usage Notice – Stage # 2

STRATEGIC PLAN 2019 - 2022

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

Yes No N/A

Which priority does this report support?

Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Brooke Lambert, Chief Administrative Officer Corey Schmidt, Manager, Environmental and Development Services	<i>Brooke Lambert</i> <i>Corey Schmidt</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

ID	Task Name	Start	Finish	Duration	% Complete
1	Execution of Agreement	Mon 23-03-06	Mon 23-03-06	0 days	100%
2	Preconstruction Meeting	Tue 23-04-04	Tue 23-04-04	1 day	100%
3	Dayson & Subcontractor Project Submittals	Wed 23-04-05	Tue 23-04-18	10 days	0%
4	BM Ross Review of Submittals	Wed 23-04-12	Tue 23-04-25	10 days	0%
5	Install Site Fencing & Project Sign Board	Mon 23-04-17	Mon 23-04-17	1 day	0%
6	Mobilization/ Site Setup	Mon 23-04-17	Fri 23-04-28	10 days	0%
7	Hinton Erect Exterior Scaffold & Enclosure	Mon 23-04-24	Fri 23-05-19	20 days	0%
8	BGL Mechanical & Upgrades prior to draining Tank	Mon 23-05-15	Fri 23-05-19	5 days	0%
9	Township Drain Tank	Fri 23-05-19	Fri 23-05-19	0 days	0%
10	BGL continue Mechanical & Upgrades after Draining Tank	Mon 23-05-22	Fri 23-06-02	10 days	0%
11	Dayson Interior Lining of Tank	Mon 23-06-05	Fri 23-06-30	20 days	0%
12	Dayson Exterior Tank Painting	Mon 23-07-03	Fri 23-07-28	20 days	0%
13	Dayson Install Township Logo & Lettering	Mon 23-07-31	Wed 23-08-02	3 days	0%
14	Hinton Remove Exterior Scaffolding & Enclosure	Thu 23-08-03	Wed 23-08-23	15 days	0%
15	Dayson Disinfect Tower	Thu 23-08-03	Fri 23-08-04	2 days	0%
16	Township Return Tank to Service	Mon 23-08-07	Mon 23-08-07	0 days	0%
17	Demobilize from Site	Thu 23-08-24	Wed 23-09-06	10 days	0%
18	Site Restoration	Thu 23-09-07	Wed 23-09-13	5 days	0%

Project: Mount Forest Standpipe
Dayson Industrial Services Inc.
Date: Mon 23-04-10

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Project Summary

External Tasks

External Milestone

Deadline

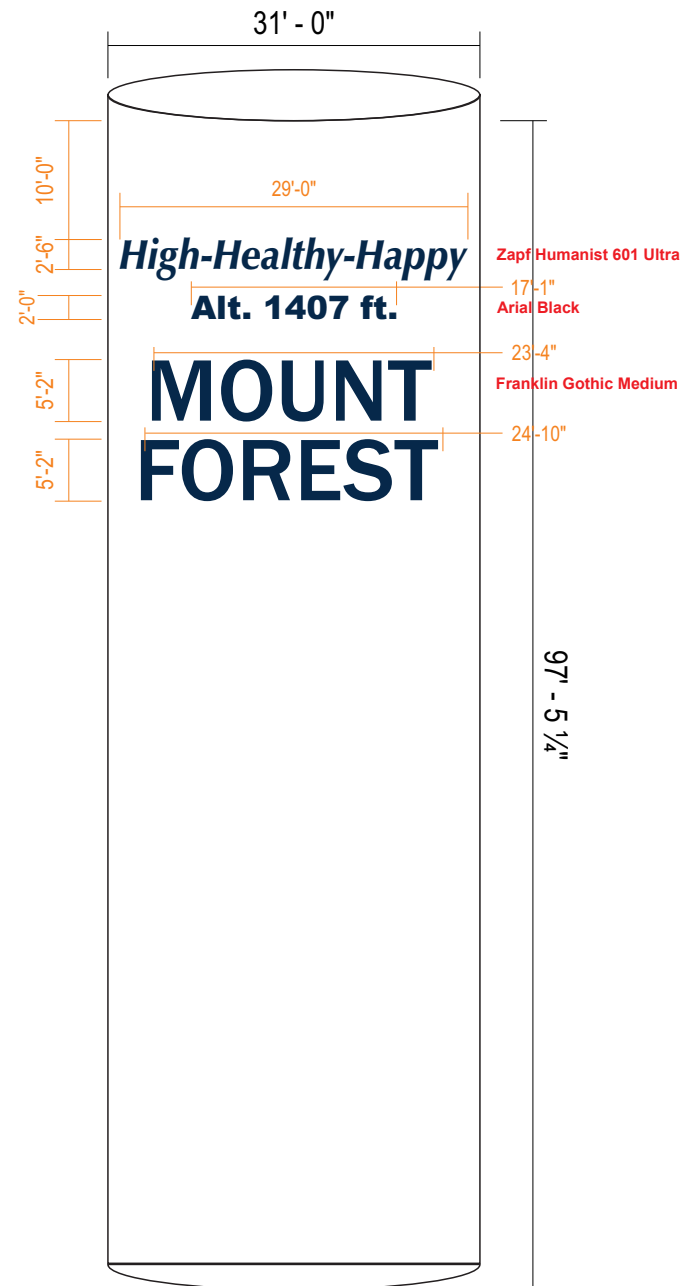
CIRCUMFERENCE: 29.848m (98'-0")

DIAMETER: 9.5m (31'-0")

RADIUS: 4.75m (15'-1/2")

PANTONE 2767 C

SUPPLY POUNCE PATTERN TYVEK GRAPHICS



A

INTERIOR EXTERIOR

CLIENT	DAYSON INDUSTRIAL SERVICES		
ADDRESS	WELLINGTON NORTH, ON		
SCALE	AS SHOWN		
DATE	APR.12.2023	PAGE	1/1
DESIGN	MF	SALES	SM
FILE NAME	Dayson Industrial Services - Wellington North, ON.cdr		
REVISIONS	/		
SURVEY / PERMIT / PRODUCTION	<input type="checkbox"/>	SITE SURVEY REQUIRED	
	<input type="checkbox"/>	SITE SURVEY COMPLETE	
	<input type="checkbox"/>	PRODUCTION ARTWORK	
INSTALL / DUE DATE	TO BE DETERMINED		



SCALE = 1/16" = 1'-0"

DAYSON
INDUSTRIAL SERVICES INC.

FLS FINE LINES SIGNS
Dynamic Outdoor & Interior Signage Since 1984
This drawing and all designs contained herein shall remain the sole property of Fine Lines Sign Co. unless otherwise stated. This presentation is for good purposes only - final product may differ slightly in colour, finish, material or illumination.



MOUNT FOREST

Outdoor Water Usage Notice

Stage 2 Restrictions

By-law 93-16 Schedule 1, Section 12.2 places restrictions on the following water usage activities:

- **Outdoor lawn, garden, tree, shrub, or outdoor plant watering**
- **Washing vehicles**
- **Washing the exterior of a building, driveway, or walkway**
- **Operating a decorative fountain unless water is recycled**
- **Cleaning or filling any decorative fountain, residential swimming pool, hot tub or garden pond**
- **Wasting water when using outdoors**

Municipal water customers in the town of Mount Forest are permitted to carry out the activities mentioned above but shall abide by the following schedule:

All homes with **EVEN** house numbers – Water usage activities permitted on **EVEN** calendar days

All homes with **ODD** house numbers – Water usage activities permitted on **ODD** calendar days

Water usage activities on the days indicated above is only permitted between the hours of **6:00 am to 9:00 am** and **7:00 pm to 10:00 pm**

In the case of extreme water shortage, a total ban on non-essential use of water may be initiated by the Township of Wellington North.

PLEASE HELP CONSERVE OUR FUTURE



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023

From: Karren Wallace, Director of Legislative Services/Clerk

Subject: Report CLK 2023-013 Municipal Election Candidate Financial Filings Form 4

RECOMMENDATION

THAT Council of the Township of Wellington North receive for information Report CLK 2023-013 being a report on Municipal Election Candidate Financial Filings Form 4.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

BACKGROUND

The *Municipal Elections Act, 1996, S.O. 1996, c. 32, as amended* requires the Clerk to:

- Review the contributions reported on the financial statements submitted by a candidate under section 88.25 to determine whether any contributor appears to have exceeded any of the contribution limits under section 88.9

The *Municipal Elections Act, 1996 s. 88.35 and s 88.36* requires the Clerk to report on candidate and third-party financial filing compliance public by and must identify any candidate or third-party advertiser that:

- failed to file any required document(s);
- identified a surplus on their financial statement and did not pay it to the clerk by the required date; or
- identified on their financial statement that they incurred expenses in excess of the appropriate limit(s).

CANDIDATE	COMPLIANCE		CANDIDATE	COMPLIANCE
LENNOX, Andrew	YES		HERN, Lisa	YES
YAKE, Dan	YES		MCCABE, Steve	YES
MCLEOD, Shawn	YES		CORK, Campbell	YES
MOUSSEAU, Jeanean	YES		O'NEILL, Stephen	YES
RENKEN, Penny	YES		GREER, Daniel	YES
BURKE, Sherry	YES		ROSS, Robin S.	YES
KLUNDER, Menno	YES			

All financial statements are posted on the municipal website.

Menno Klunder failed to file his Form 4 by 2 pm on March 31, 2023. Section 88.23 (9) of the Act provides that the penalties set out in subsection (2) for a default described in clause (1) (a) do not take effect if, no later than 2 p.m. on the day that is 30 days after the applicable day for filing the document, the candidate files the relevant document as required under section 88.25 or 88.32 and pays the clerk a late filing fee of \$500.

Mr. Klunder did file his Form 4 on April 28 before 2 p.m. and paid the \$500.00.

FINANCIAL CONSIDERATIONS

There is no financial implication in receiving the report or amending the By-law

ATTACHMENTS

STRATEGIC PLAN 2019 - 2022

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

Yes

No

N/A

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



Staff Report

To: Mayor and Members of Council Meeting of May 8, 2023
From: Karren Wallace, Director of Legislative Services/Clerk
Subject: Report CLK 2023-014 Wellington North Electoral Ward update

RECOMMENDATION

THAT Council of the Township of Wellington North receive Report CLK 2023-014 being report Wellington North Electoral Ward update;

AND FURTHER THAT staff review the ward populations after the 2026 municipal election to make a determination if a boundary review is needed.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The Township of Wellington North (WN) employs a Ward system to elect four Councillors with the Mayor being elected at large. There are also two County of Wellington Ward representatives. Attached as Schedule A is the Wellington North Ward map and Schedule B the County of Wellington Ward map.

WN Wards form part of the County Ward mapping. Table 1 shows that Wards 1, 2 and 3 in WN form Ward 3 in the County, while the WN Ward 4 forms part of the County Ward 4 together with part of Centre Wellington (CW).

Table 1

WELLINGTON NORTH WARD	COUNTY WARD	Electors	Electors 2022
1, 2, 3	3	Wellington North	5,821
4	4	Wellington North Centre Wellington	5,383

The Ward boundaries are generally determined by major roads or boundary roads a result of which WN Ward 3, with mostly agricultural properties, a small portion of Arthur West of Hwy 6 and the part of Kenilworth West of Hwy 6 has a smaller portion of the population.

WN is facing unprecedented growth in the next 10 years. Table 2 shows the number of individuals on the voter's list in 2022 election as well as the number of populated properties, the anticipated number of new residential properties in 2026 and 2030 and the % of the property represented in each Ward.

Table 2

WARD	2022 Electors	%	2022 Properties	%	2026 Properties	%	2030 properties	%
1	1,968	24%	1,066	25%	1,792	31.5%	1,889	28%
2	2,489	30%	1,276	30%	1,511	26.6%	1,589	24%
3	1,161	14%	592	14%	624	11%	713	11%
4	2,739	33%	1,334	31%	1,755	30.9%	2,455	37%
	8,357		4,268		5,682		6,646	

By 2026 it doesn't appear as the representation in each Ward would vary too greatly from 2022 although in 2030, it would appear that an adjustment would need to be made between Ward 3 and 4.

Any change to a Ward or Wards would require an analysis of what the appropriate level of representation should be, where the Ward boundaries would be redrawn and how that would impact the County Wards and subsequent ballots in municipal elections.

A public meeting is not a requirement under the existing legislation, however it would be the recommendation of staff to hold a meeting open to the public to receive input.

A By-law would need to be passed with the appropriate appeal period (15 days after passing the by-law provide notice with a 45 day appeal period). If the by-law is appealed it would be considered by the Ontario Land Tribunal for a decision. If there is no appeal, the 45 day notice period must expire no later than December 31 in the year immediately preceding a municipal election.

FINANCIAL CONSIDERATIONS

There is no financial implication in receiving the report.

ATTACHMENTS

Schedule A: Wellington North Ward map
Schedule B: County of Wellington Ward map

STRATEGIC PLAN 2019 - 2022

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

Yes

No

N/A

Prepared By:

Karren Wallace, Director of Legislative Services/Clerk

Karren Wallace

Recommended By: Brooke Lambert, Chief Administrative Officer *Brooke Lambert*



CITY COUNCIL RESOLUTION

Regular Council Meeting

Agenda Number: 9.2.
Title: Support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act
Date: Tuesday, February 21, 2023

Moved by: Councillor A. Caputo
Seconded by: Councillor L. Vezeau-Allen

Whereas municipally elected leaders do not have an appropriate accountability structure when it comes to perpetrating violence and harassment in the workplace; and

Whereas a fundamental, underlying principle of broadening diversity, equity and inclusion in politics rests on the assumption that the workplace is safe; and

Whereas Bill 5, the *Stopping Harassment and Abuse by Local Leaders Act* would require Councillors to comply with the workplace violence and harassment policies of the municipality they represent, permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat for failing to comply with the municipality's workplace violence and harassment policies as well as restrict officials whose seat has been vacated from seeking immediate subsequent re-election; and


Whereas over 20 municipalities have formally endorsed and communicated public support for Bill 5; and

Whereas Bill 5 would both hold accountable and protect all municipal officials;

Now Therefore Be It Resolved that Sault Ste. Marie City Council express its support for Bill 5, *Stopping Harassment and Abuse by Local Leaders Act*;

Further that this resolution be circulated to the Hon. Doug Ford, Premier of Ontario, Ross Romano, MPP for Sault Ste. Marie, the Association of Municipalities of Ontario, and MPP Stephen Blais (Orleans).

Carried



 Matthew Shoemaker

#THEWOMENOFONTARIOSAYNO

An Overview for Bill 5*: The Stopping Harassment and Abuse by Local Leaders Act

The Issue at Hand

Municipally elected leaders do not have an appropriate accountability structure when it comes to perpetrating violence and harassment in the workplace. In fact, if a claim of egregious (the most severe) harassment is substantiated; the maximum penalty that can be imposed is three months without pay. But the councillor can retain their position, return to the workplace and seek re-election.

This differs from any other workplace in the province, where not only are workplaces mandated to have violence and harassment in the workplace policies (Bill 168), these policies outline consequences for egregious violation which includes termination.

Why this Bill is so important

The Bill was introduced as a private members bill, as a response to a sitting councillor in Ottawa who was able to seek re-election, even with outstanding claims of egregious sexual harassment (investigation by the integrity Commissioner was underway). Other instances of councillors perpetrating harassment include Brampton, Barrie and Mississauga. Since this advocacy effort has started, there are further instances cited in many other municipalities across the province of Ontario.

What will the Bill do?

The Bill has three primary components:

1. Require councillors to comply with the workplace violence and harassment policies of the municipality they represent.
2. Permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat for failing to comply with the municipality's workplace violence and harassment policies.
3. Restrict councillors—whose seat has been vacated—from seeking immediate subsequent re-election.

The Consequences of Doing Nothing

When councillors are able to perpetrate harassment without being held to account, a toxic message is sent to the community.

It means that as an elected official:

1. You are immune to the communal standards of treatment we have come to expect from the population at large, and;
2. You can abuse your power, unchecked, and continue to have the privilege of serving the population that elected you.

A fundamental, underlying principle of broadening diversity, equity and inclusion in politics rests on the assumption that the workplace is SAFE. This is currently not the case. As such, despite the most recent municipal elections in October, 2022, councillors currently can perpetrate the most egregious acts of harassment and keep their jobs.

This has an immeasurably negative impact on communities.

1. Community members and/or municipal staff may not feel safe meeting with their local ward councillor.
2. If a person is harassed, they may not see the point of filing a complaint with the Integrity Commissioner—if suitable action cannot be taken.
3. There is no deterrent for councillors when it comes to perpetrating harassment when they know they can still keep their job.
4. It stifles diversity of voice at the local decision making table—when personal safety is at risk, quality people may be deterred from seeking election.
5. When councillors who have perpetrated harassment to staff or fellow councillors can retain their position, no matter how serious, it creates and protects toxic workplaces, which in turn has an adverse effect on mental health in the workplace and throughout the community.

To learn more check out:

thewomenofontariosayno.com



* In reference to Bill 5, once passed, it will be applicable to ALL municipalities in Ontario at the same time.

6. Lack of accountability supports current systems of privilege and immunity of a certain segment of the population, which is not optimal for healthy communities.
7. It sends the message that if you have power, you are different, and superior to the average citizen.

History of the Bill

Private Members' Bills do not often get passed. They usually deal with an issue of public interest. In this instance, the Bill has received all party support. It was introduced as Bill 260, then the legislature was prorogued when the Federal Election was called. It was then reintroduced as Bill 10, but died when the provincial election was called. It has since been introduced as Bill 5 and it is slated for its second reading in May, 2023. This Bill needs support from every avenue to become law.

The Bill will amend:

1. *Municipal Act, 2001*
2. *The City of Toronto Act, 2006*

How you can help:

1. **Share, Like and Follow** on Social Media: @womenofontariosayno.
2. **Deliver a presentation** to a municipal council in Ontario requesting support (materials provided). This is a unique approach to advocacy, but is appropriate to approach local councils, as it is their workplace.
3. **Provide social media content**- send us a video as to why you or your organization/business supports Bill 5. Better yet—capture the reaction of those who are unaware of this gap in legislation and see if they are comfortable providing their reaction on a video or a quote. It is hard to believe we need to advocate for this.
4. **Showcase your organization or community groups' logo** on our website to add credibility and legitimacy to the advocacy effort.
5. **Meet, write, or call your local MPP** and express that this legislation matters to you, your organization, and their constituents in the community.

6. **Share information** with your networks.
7. **Email the Ontario Human Rights Commission** and request a public inquiry into the issue:

legal@ohrc.on.ca

8. Make a financial contribution to ensure **this never happens to another person in any community in Ontario ever again**. Check out the gofundme page to help support a full-time advocate to speak with all MPPs in the province.

www.gofundme.com/f/basic-human-rights-in-ontario

9. Feel empowered to have the hard conversations. So much of grassroots change occurs at our dinner table, speaking with a neighbour, or your local councillor. Start talking about the issue. Express the change you want to see and never feel ashamed to advocate for basic human rights. We often feel we have to be experts in legislation to advocate for it. We are all experts in how we want to be treated. Let this be your guide.

Be part of the change

Make sure your municipality is in support! Below is a growing list of municipalities since September 2022 that have formally endorsed and communicated public support for Bill 5:

- Town of Collingwood
- Town of Adjala-Tosoronto
- Township of Ramara
- Town of Midland
- Township of Oro-Medonte
- City of Woodstock
- Town of New Tecumseth
- Essa Township
- Township of Clearview
- City of Barrie
- Township of Springwater
- City of Ottawa
- Town of Wasaga Beach
- Township of Tiny
- Town of Bradford West Gwillimbury
- Town of Penetanguishene
- Township of the Archipelago
- City of Orillia
- Town of Midland
- City of London
- Municipality of Kincardine
- City of Kenora

To learn more check out:
thewomenofontariosayno.com



* In reference to Bill 5, once passed, it will be applicable to ALL municipalities in Ontario at the same time.



WELLINGTON SEPTIC INSPECTION PROGRAM: SEPTIC SOCIAL INFORMATION SESSIONS

The Townships of Centre Wellington, Guelph / Eramosa, Puslinch, Wellington North, the Towns of Erin and Minto, Wellington Source Water Protection and EnVision invite you to attend our upcoming Septic Socials. These sessions are open houses for all who are interested to receive more information of the septic inspection program, meet the team administering the program and ask questions.

During the Septic Socials, the general topics addressed will be as follows:

- Overview of the program;
- How to prepare for the inspection;
- What to expect during the inspection;
- What documentation will be provided after the inspection; and,
- How to properly care for a septic system.

We welcome you to attend any of the below noted sessions.

Location	Date	Time
Marden Community Centre 7368 Wellington Road 30, Guelph, N1H 6J2	Thursday, May 18 th	7:00 – 9:00 pm
Erin Community Centre/Erin Centre 2000 14 Boland Drive, Erin, ON N0B 1T0	Tuesday, May 30 th	7:00 – 9:00 pm
The Eden Mills & District Community Club 104 York Street, Eden Mills, Ontario N0B 1P0	Tuesday, June 13 th	7:00 – 9:00 pm
Mount Forest & District Sportsplex 850 Princess Street, Mount Forest, ON N0G 2L3	Wednesday, June 14 th	7:00 – 9:00 pm
Puslinch Community Centre 23 Brock Rd S, Puslinch, ON N0B 2J0	Wednesday, June 21 st	7:00 – 9:00 pm
Centre Wellington Sportsplex 550 Belsyde Ave E, Fergus ON N1M 2W5	Thursday, June 22 nd	7:00 – 9:00 pm





7444 Wellington Rd. 21
Elora, ON N0B 1S0



6415 Northwest Drive, Units 37-40
Mississauga, ON L4V 1X1

<Recipient Name>

<Mailing Address>

<Town>, ON <Postal Code>

RE: Wellington Septic Inspection Program Information Letter
For Property Address: <Property Address>, <Parcel ID>

Dear Property Owner,

The Townships of Centre Wellington, Guelph / Eramosa, Puslinch, Wellington North and the Towns of Erin and Minto are required by the Province of Ontario to conduct septic inspections of approximately 750 properties every five years. These inspections are for properties that are within areas that provide water to municipal drinking water wells. The septic inspections are important to keep municipal and private well water safe. Wellington Source Water Protection, a municipal partnership of the Wellington County municipalities along with EnVision Consultants Ltd. ('EnVision'), a private consulting firm, are managing the 2023 septic inspection program on behalf of the Townships and Towns. The 2023 program was to be delivered in 2020, however, was delayed due to the COVID pandemic. You may remember participating in this program before or this may be the first time you have heard of the program. Regardless, we are asking for your cooperation to keep all of our drinking water safe.

The purpose of the program is to inspect all septic systems for compliance with Section 8.9 Operation and Maintenance of the Ontario Building Code (OBC). All sewage systems on your property will need to have an inspection completed in 2023 which includes outhouses, greywater pits, cesspools, septic tanks, pump tanks, leaching beds, treatment units, holding tanks, etc. This program is mandatory and is to be completed every five years as outlined in the OBC and the Clean Water Act.

EnVision has been hired to administer the program and will be responsible for scheduling appointments with property owners, completing the inspections and providing the inspection results to property owners and your Municipality.

Have questions:

Public Information Sessions within each Municipality will be held in Spring 2023. Event details can be found on the attached Septic Social Flyer.





7444 Wellington Rd. 21
Elora, ON N0B 1S0



6415 Northwest Drive, Units 37-40
Mississauga, ON L4V 1X1

More information about the program can be found on the Wellington Source Water Protection, Mandatory Septic Inspection Program webpage. Scan the below code with a smartphone camera to be directed to the below listed webpage:

<http://www.wellingtonwater.ca/en/how-does-this-affect-me/mandatory-septic-inspection-program.aspx>



Property owner responsibilities:

- Contact EnVision to schedule an appointment; further details listed below;
- Have an owner or agent of the owner, over the age of 18, present for the inspection;
- Gather information such as the date of last pump-out and have documents such as haulage agreements (for holding tanks) and servicing contracts (for treatment units) available at the time of the inspection;
- **Do not pump out your septic tank before the scheduled inspection;**
- Unearth and remove, just prior to the scheduled inspection, all the septic tank, pump tank and holding tank lid(s). Please note almost all septic tanks have two (2) lids. Access ports (approximately 10 cm (4 inch) diameter tubes) for holding tanks do **not** provide suitable access to complete the inspection; lid exposure is still required. Lids for proprietary advanced treatment unit tanks do not need to be removed; and,
- Ensure approximately 2.5 m (8 ft) vertical clearance is provided above septic tank lid(s).

How to schedule an appointment:

Contact EnVision to schedule an inspection date and time window by Wednesday May 17, 2023. Inspections will generally be booked May through September, Monday through Friday between 8:30 am and 5:00 pm, with select after hours and Saturday appointments. Inspections will be booked on a first-come, first-serve basis and will be scheduled within a 3-4 hour time window; exact appointment times not available.

To reach the EnVision team to book an inspection or with questions, please contact us at:

wellingtonseptic@envisionconsultants.ca or 416-312-0967

Thank you in advance for your cooperation.

Sincerely, Paisley McDowell, Project Coordinator



**Wellington North Power Inc.**

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0
Phone: 519.323.1710 Fax: 519.323.2425

www.wellingtonnorthpower.com

E-mail: wnp@wellingtonnorthpower.com

ESA # 7012854

April 26, 2023

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

Dear Mayor Lennox and Members of Municipal Council:

Re: **Wellington North Power Inc. - 2023 Annual Shareholder Meeting**

On behalf of the Board of Directors and employees of Wellington North Power Inc., I would like to invite you to the **Annual Shareholder Meeting on Tuesday May 30, 2023 at 6:00 p.m.** in the Plume Room at the Mount Forest & District Sports Complex, 850 Princess Street, Mount Forest.

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

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

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

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

Yours truly,

Raymond Petersen

Raymond Petersen
CEO / President

Wellington North Power Inc.

Phone: 519-323-1710

E-mail: rpetersen@wellingtonnorthpower.com

April 26, 2023

To the Council and Planning Staff of Wellington North

This letter is in response to the Notice of Consideration of a Draft Plan of Subdivision and Zoning Amendment to the Comprehensive By-Law 66-01 in particular the rezoning of the land subject to the proposed zoning amendment legally described as Part Park Lot 3, South of Domville Street. The property has a total area of 0.984 ha.

As the neighbours most affected by this Plan of Subdivision, we would appreciate if Council and Planning staff would answer to the concerns as listed below. We are not opposed to this Plan of Subdivision; we need you to be aware of our concerns and ensure that our concerns have been listened to and acted upon.

What is at issue is not whether these new residences will get built, but rather what kind of residences they will be. We are concerned about excessive noise, littering, parking problems, damage to our property, an increase in common expense (such as snow removal and increased traffic especially on Adelaide St.), and ultimately a negative effect on property values. There is great concern about the height of these buildings and if the residents of these buildings will be able to see into our yards and houses which could interfere with our privacy in our homes.

We are also very concerned about run-off water management which is already an issue with all of the neighbours. We are insistent on proper fencing being done by the developer to ensure that the existing property owners do not have to deal with littering, noise and trespassing onto our existing properties.

We all care about our community and want to ensure that the development in Arthur is the right development for our municipality.

As residents in Arthur, we appreciate Wellington North Council taking the time to answer our concerns to our satisfaction.

Signatures, addresses and phone #'s attached.

<i>Shw Chen</i>	174 CONESTOGA ST N	519 362 6387
<i>JK Cheung</i>	174 Conestoga St N	519-261-0901
<i>Gina Mac</i>	172 Conestoga St n	519-710-8607
<i>Diana Mitchell</i>	180 Conestoga st	519-848--6334
<i>C Omond</i>	184 Conestog - St N	519-362-6713
<i>Tracey Swift</i>	303 Domville St.	519-848-6607

Signatures, addresses and phone #'s

Wanda VanderVeen	305 Domville St	519-820-3379
Louis VanderVeen	305 DOMVILLE ST.	226-332-2211
Todd Huff	303 Domville St	519-993-2220
Phil Dancy	307 Domville St	519-835-1905
TLER OSMONI	184 CONESTOGA ST N	519-938-0835
Rick Prentice	182 COWESTOGA ST	519-848-2486
Laura Cotton	178 Conestoga St. N	226-820-6215
Scott Densmore	240 Adelaide St.	519-496-9463
Angele Deun	240 Adelaide St	519 546 5113
Jamie Rooney	301 Domville St	519 994 1490
S Laraway	311A Domville St	226 820 4328
Erick Oliveira	309 Domville St	647-233-1150.
DEAN MCKENZIE	298 Domville St	519 655 5748
Eden Griffiths	298 Domville St	519-313-0605
Lynda White	1162 Conestoga	519-766-8939.
George White	"	519 823-3399

From: Tracey Swift
Sent: April 27, 2023 5:10 PM
To: lmckenzie7@sympatico.ca
Subject: Fw: File 23T-22006 - Part Park Lot 3, S/S Domville Street, Arthur

Sent via [BlackBerry Hub+ Inbox for Android](#)

From: tntswift@EastLink.ca
Sent: February 20, 2023 8:06 p.m.
To: landdivisioninfo@wellington.ca; tpringle@wellington-north.com
Cc: wanlou6@hotmail.com; tntswift@eastlink.ca
Subject: File 23T-22006 - Part Park Lot 3, S/S Domville Street, Arthur

Good Evening,

I am writing in response to the zoning by-law amendment for the development noted above.

While we are not fully in objection to the development, additional information would be appreciated.

Block 2

For context, the north property line of block 2 is our south property line.

The rear of our property regularly ponds in the spring, or during any heavy rains throughout the year. This ponding can be seen in the attached photo (303 Domville). The entire rear part of our property remains saturated into early summer. As shown in this photo, the ponding would extend into the field behind our property. As the submitted reports show, the natural flow of groundwater is towards the south.

Our concern is with the proposed retaining wall that is to align with our shared property line. While I understand the intent of this retaining wall (and proposed swale south of the property line), and the high ground water concerns of the site, this retaining wall may cause additional ponding in our yard, cutting off the natural overland flow to the south (as it doesn't seem to flow to the west as some of the drawings suggest).

Could additional grades be taken at least 10m north / east of the shared property lines where this retaining wall is proposed, and have a full analysis completed on the impacts to ponding water / rain water on these properties?.

Our house already has several measures in place to mitigate water in our basement, which has not been a complete success. The last item we were implementing spring 2023 was to extend all downspouts to the rear yard, in further attempts to keep our basement dry. This likely isn't possible now if the retaining wall remains as proposed and the yard remains saturated for extended periods of time.

If the retaining wall and proposed grading plan is approved;

Would the Town consider connecting our eavestroughs to the storm line within Domville Street? (since our part of Domville was not upgraded last year as planned). (speaking on behalf of 303 Domville only)

Confirm how the retaining wall is constructed?

Confirm the retaining wall will not encroach over shared property lines and will remain fully within the proposed development.

Can a 1.5m high wood fence be included in the development along our shared property line (to match the wood fence along our east property line).

With the raising of the development significantly above the current grades, we would not be supportive of an increase in the building height (the charts indicate TBD, unsure if an increase in height was being requested). It would be ideal if the development didn't tower over the houses along Domville.

From our backyard perspective, a long expanse of townhouses will not be an attractive backdrop to our yards. The small gap between the two buildings will not provide enough of a visual break. Single family homes would be ideal, or a development that wouldn't tower 2.5 storeys with large peaked roofs over our low back yard.

Block 4

Will the proposed moloks include organics? It would be disappointing if not.

Was single storey senior focused housing considered (or single storey plus loft). Due to the high water table, maybe a single storey (no basement) senior focused development might be ideal. And would round out the Cachet / VED development nicely.

Looking forward to having an open dialogue on the pros and cons of this development.

Regards,

Tracey and Todd Swift
303 Domville Street, Arthur

Wanda and Lou Vander Veen
305 Domville Street, Arthur

Some of the concerns voiced by neighbours who signed letter.

- Water already built up in their backyards, that was not there last year, sub pumps running more frequently ^{since} / Cadet development
- Proper road layed and maintained - ~~the~~ ^{example} Preston Street Townhomes - that street is in very bad condition.
- Parking Spots for proposed Townhomes - units each should have 2 parking spots to avoid parking on road, and sidewalks.
- Proper frontage of Townhome-units (as stated at Feb 21 meeting are not appropriate)
- Retaining wall and Privacy fence need to be enforced.
- Congestion of traffic on proposed extention of Adelaide st onto Conestoga, children walking to the School without sidewalks.



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

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 2, 2023

Wellington County
Member Municipality Clerks

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

aknight@get.on.ca
Lisa.campion@erin.ca
kokane@centrewellington.ca
LWheeler@mapleton.ca
annilene@town.minto.on.ca
kwallace@wellington-north.com
choytfox@puslinch.ca

Good afternoon,

At its meeting held April 27, 2023 Wellington County Council approved the following recommendation from the Planning Committee:

That the report County Official Plan Review – Urban Expansion Requests be received for information; and

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

Enclosed is the County Official Plan Review – Urban Expansion Requests report.

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

Sincerely,

A handwritten signature in black ink that reads "Kim Courts".

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
Date: Thursday, April 13, 2023
Subject: County Official Plan Review – Urban Expansion Requests



PLANWELL

1.0 Purpose

This report provides the current inventory of urban expansion requests received through the County's municipal comprehensive review as of March 1, 2023.

2.0 Background

The MCR Phase 3A Urban Settlement Area Study and Policy Review is under way. As part of that work, our consultants at WSP will be completing an urban boundary expansion review. The background and process for the review, including evaluation criteria, will be outlined in a future consultant's report.

Expansions to urban area boundaries (also known as settlement area boundary expansions) can only be made by the County at the time of a municipal comprehensive review (MCR) and must be based on need. This need, or amount of expansion area, has been determined through the Phase 2 Land Needs Assessment. The Phase 2 report was approved in principle by County Council in September 2022. Additional urban land is needed in Centre Wellington, Erin, Mapleton and Minto to support forecast growth to 2051. Please refer to Appendix A for details of the Phase 2 urban community area and employment area land needs. It is important to note, however, that Centre Wellington's land need and potential for expansion is under review locally.

While not part of this report, in addition to the urban expansion component, Phase 3A will also address future development lands within current urban boundaries, excess lands, employment area conversions, mixed use designation, policy development and other matters.

3.0 Urban Expansion Requests

Throughout the MCR, County planning staff have been actively tracking requests made for property to be considered for a potential settlement area expansion. Staff caution that it should not be assumed that any property included on this list will be used for a future urban boundary expansion nor is inclusion on the list a prerequisite for a property to be considered for new growth. The inventory of properties is strictly for information only to demonstrate the scope and scale of interest received to date. Staff will continue to build upon this inventory if new requests are made.

Planning staff have compiled detailed lists and associated mapping to identify properties with known requests (see Appendix B). As of March 31, 2023, 38 urban settlement area boundary expansion requests have been received totaling an area of about 905 ha (2,240 ac). The overall need for boundary expansions across Wellington is 482 ha (1,200 ac) after accounting for recommended employment area conversions. Figure 1 shows the distribution of the requests and the land needs results by municipality.

Figure 1 Summary of Urban Expansion Requests and Land Need Results

Municipality	REQUESTS FOR EXPANSION		LAND NEEDED FOR EXPANSION		
	Total Requests #	Total Area ¹ (ha)	Community Area ² (ha)	Employment Area ³ (ha)	Total Area (ha)
Centre Wellington	21	462	238 ⁴	160 ⁴	398 ⁴
Erin	3	154	0	23	23
Guelph/Eramosa	4	87	0	0	0
Mapleton	4	134	34	9	43
Minto	4	59	18	0	18
Wellington North	2	9	0	0	0
TOTAL	38	905	290	192	482

NOTES to Figure 1

- ¹ All areas are approximate and exclude Core Greenlands and Greenlands designated lands
- ² Community area land is mainly residential, but also commercial, office and institutional
- ³ Employment area refers to industrial designated land
- ⁴ Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change

4.0 Rural Area Requests

Staff will continue tracking requests for hamlet expansions, rural employment area expansions and other inquiries throughout rural Wellington. These and other matters will be addressed as part of the future Phase 3B work plan. Phase 3B will be particularly important for Puslinch as all of the Township's growth is considered rural.

5.0 Next Steps

WSP is in the process of preparing a background report as part of Phase 3A of the municipal comprehensive review. The report will set the foundation for identifying appropriate lands for inclusion within the County's urban areas to address the recommendations of the Land Needs Assessment. The County will continue to work closely with Member Municipalities during this phase of the ongoing MCR process.

6.0 Recommendations

That the report "County Official Plan Review – Urban Expansion Requests" be received for information.

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

Respectfully submitted,

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

Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

Appendix A Urban Community Area and Employment Area Land Needs
Appendix B Inventory and Mapping of Urban Expansion Requests

Appendix A

Urban Community Area and Employment Area Land Needs

NOTES Future Development Lands are located within Settlement Area Boundaries
S.A.B.E. refers to a Settlement Area Boundary Expansion
Community area land need in Centre Wellington is currently under review and may be reduced

Figure ES-3
County of Wellington
Urban Community Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Redesignation of Future Development Lands to Community Area	Community Area S.A.B.E., ha	Community Area Excess, ha
Centre Wellington	-	238	-
Mapleton	15	34	-
Minto	61	18	-
Wellington North	81	-	89
Puslinch	-	-	-
Guelph-Eramosa	-	-	-
Erin	38	-	-
County of Wellington	195	290	89

Notes: Adjustment made to the Township of Wellington North (2 ha) and the Township of Centre Wellington (9 ha) to account for recommended Employment Area to Community Area conversions.

Source: Watson & Associates Economists Ltd.

Figure ES-4
County of Wellington
Urban Employment Area Land Needs
Adjusted for Recommended Employment Area Conversions

Area Municipality	Urban Employment Area S.A.B.E., ha	Urban Employment Area Excess, ha
Centre Wellington	160	-
Mapleton	9	-
Minto	-	-
Wellington North	-	40
Puslinch	-	-
Guelph-Eramosa	-	-
Erin	23	-
County of Wellington	192	40

Notes: Adjusted for recommended Employment Area to Community Area conversions in the Township of Wellington North (2 ha) and the Township of Centre Wellington (14 ha).

Source: Watson & Associates Economists Ltd.

Appendix B

Inventory and Mapping of Urban Expansion Requests

CENTRE WELLINGTON

ERIN

GUELPH/ERAMOSIA

MAPLETON

MINTO

WELLINGTON NORTH

Inventory of Urban Expansion Requests

CENTRE WELLINGTON

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-006	Elora/Salem	178 First Line	2.0
SABR-007	Elora/Salem	220 First Line	7.9
SABR-009	Elora/Salem	264 First Line	6.4
SABR-023	Elora/Salem	7581 Sideroad 15	32.0
SABR-025	Elora/Salem	6574 Gerrie Road	37.1
SABR-040	Elora/Salem	6389 Wellington Road 7	23.7
SABR-051	Elora/Salem	456 Wellington Road 7	17.4
SABR-005	Fergus	795 Anderson Street N	5.9
SABR-019	Fergus	6586 Beatty Line N	35.4
SABR-020	Fergus	6490 First Line	30.5
SABR-022	Fergus	968 David Street N	16.6
SABR-026	Fergus	6470 Beatty Line N	18.9
SABR-029	Fergus	965 Gartshore Street	8.6
SABR-033	Fergus	965 Gartshore Street	12.9
SABR-034	Fergus	965 Gartshore Street	16.3
SABR-035	Fergus	930 Scotland Street	34.1
SABR-036	Fergus	851 Wellington Road 18	12.6
SABR-037	Fergus	6583 Gerrie Road	46.6
SABR-038	Fergus	6260 Jones Baseline	35.8
SABR-039	Fergus	7863 Second Line	35.0
SABR-043	Fergus	6585 Highway 6 N	26.3
Centre Wellington Total			462

NOTES

The inventory of requests is strictly for information only.

All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

MCR Phase 2 Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change.

Inventory of Urban Expansion Requests

ERIN

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-008	Erin Village	9558 Sideroad 10	13.0
SABR-052	Erin Village	5458 Winston Churchill Blvd	100.1
SABR-057	Erin Village	5644 Wellington Road 23	41.3
Erin Total			154

NOTES

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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

Inventory of Urban Expansion Requests

Table B.3 **GUELPH/ERAMOSIA**

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-011	Rockwood	4961 Wellington Road 44	39.7
SABR-016	Rockwood	8351 Highway 7	3.9
SABR-028	Rockwood	5149 Wellington Road 27	8.9
SABR-050	Rockwood	Part Lot 3, Concession 4	34.7
Guelph/Eramosa Total			87

NOTE

The Land Needs Assessment has determined that the boundaries of Rockwood are not required to expand to accommodate the projected population and employment growth to 2051.

Inventory of Urban Expansion Requests

Table B.4 MAPLETON

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-013	Drayton	7133 Wellington Road 11	16.1
SABR-032	Drayton	8067 Wellington Road 8	55.0
SABR-045	Drayton	7950 Wellington Road 8	38.2
SABR-018	Moorefield	12 William Street	24.9
Mapleton Total			134

NOTES

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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth. We note however, that the Township of Mapleton Growth Management Summary Final Report of January 2022 contains additional details of the Township's preferred approach to growth and land optimization.

Inventory of Urban Expansion Requests

Table B.5 MINTO

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-055	Clifford	41 Park Street W	5.7
SABR-017	Harriston	122 Wellington Road 109	21.9
SABR-041	Harriston	6004 Elora Street N	16.0
SABR-042	Palmerston	8779 Wellington Road 5	15.2
Minto Total			59

NOTES

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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

SABR-055 also proposes an approximately 0.2 ha settlement area removal.

SABR-041 also proposes to offset expansion by removals elsewhere.

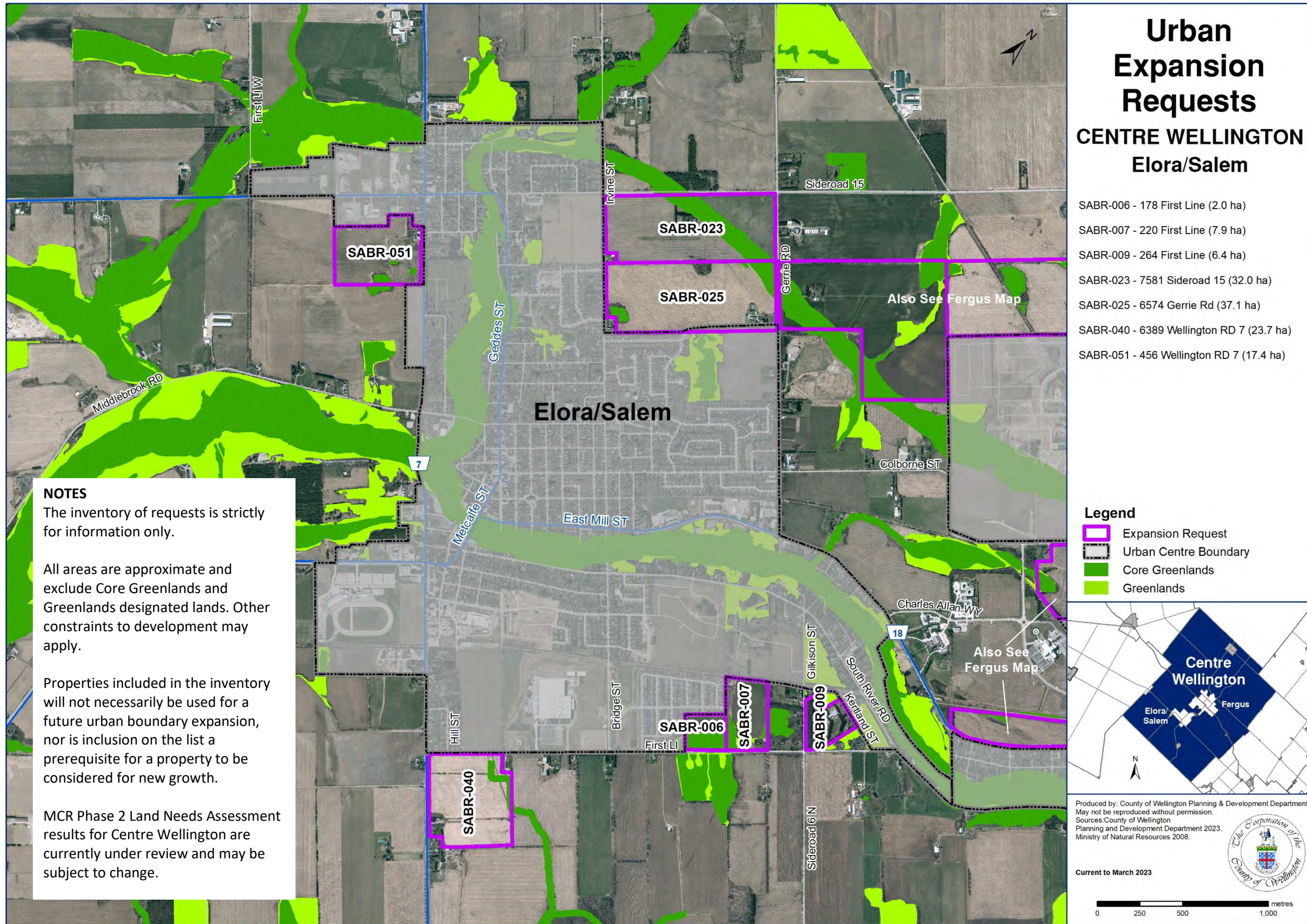
Inventory of Urban Expansion Requests

Table B.6 WELLINGTON NORTH

ID#	Settlement Area	Location	Approximate Area (ha)
SABR-015	Arthur	7985 Wellington Road 109	5.1
SABR-031	Arthur	South along Highway 6	3.8
Wellington North Total			9

NOTE

The Land Needs Assessment has determined that the boundaries of Arthur and Mount Forest are not required to expand to accommodate the projected population and employment growth to 2051.



Urban Expansion Requests

CENTRE WELLINGTON

Elora/Salem

- SABR-006 - 178 First Line (2.0 ha)
- SABR-007 - 220 First Line (7.9 ha)
- SABR-009 - 264 First Line (6.4 ha)
- SABR-023 - 7581 Sideroad 15 (32.0 ha)
- SABR-025 - 6574 Gerrie Rd (37.1 ha)
- SABR-040 - 6389 Wellington RD 7 (23.7 ha)
- SABR-051 - 456 Wellington RD 7 (17.4 ha)

NOTES
 The inventory of requests is strictly for information only.

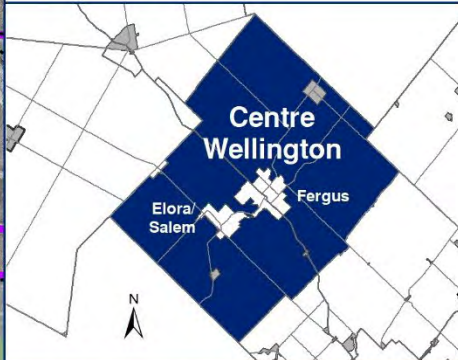
All areas are approximate and exclude Core Greenlands and Greenlands designated lands. Other constraints to development may apply.

Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

MCR Phase 2 Land Needs Assessment results for Centre Wellington are currently under review and may be subject to change.


Legend

- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands



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 Ministry of Natural Resources 2008.

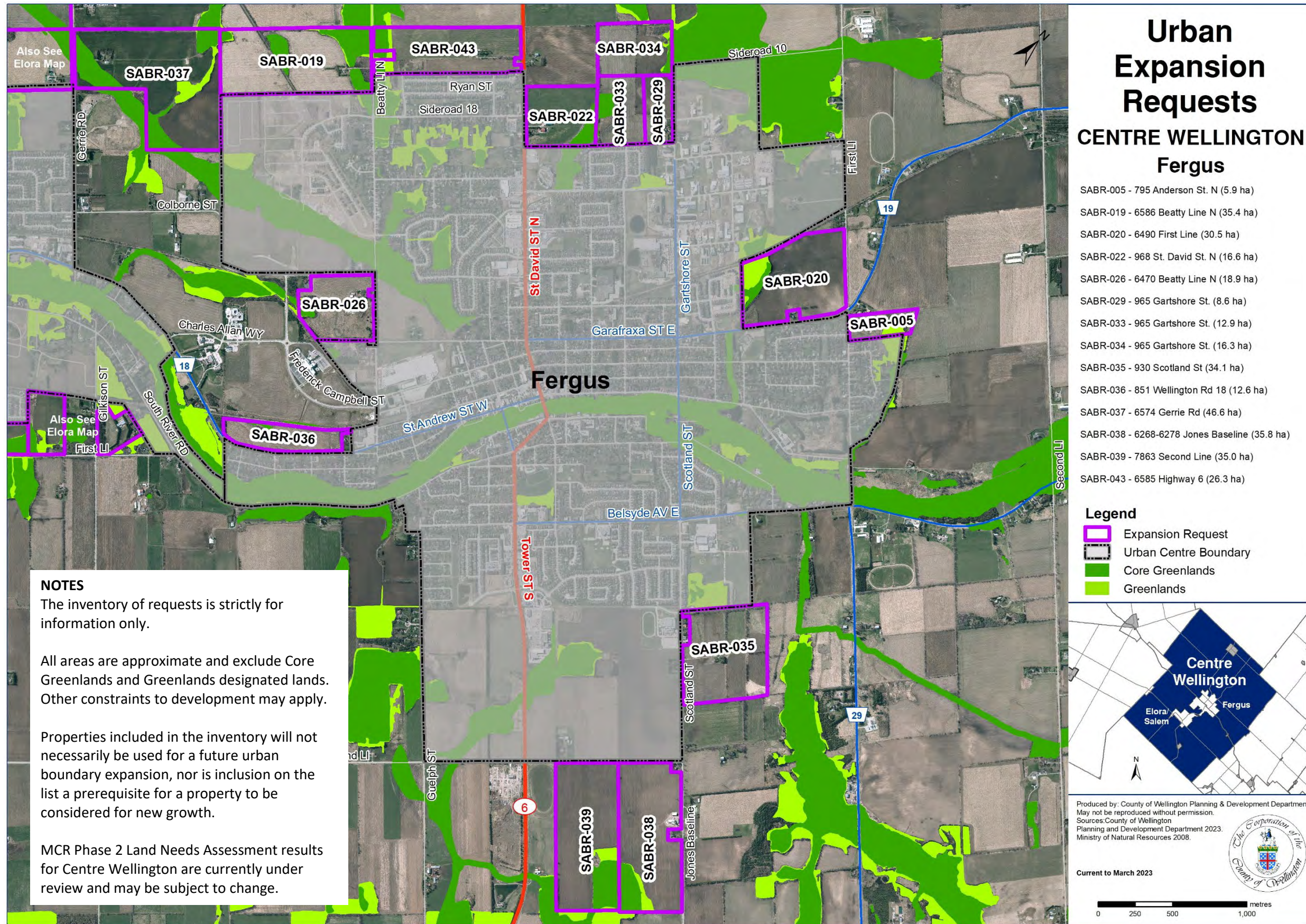
Current to March 2023



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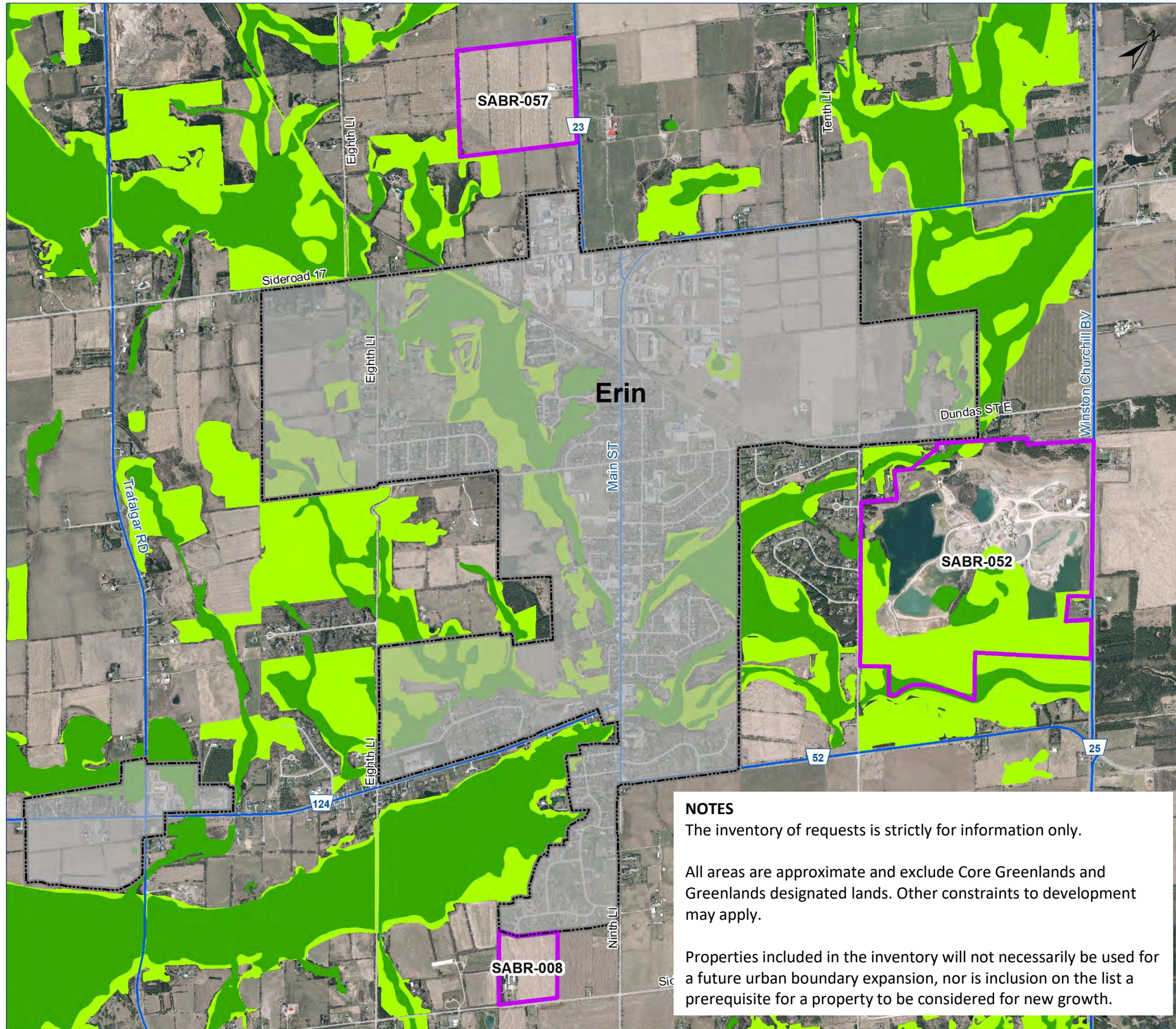
MCR Inventory
 County of Wellington Official Plan Review

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MCR Inventory
County of Wellington Official Plan Review

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Urban Expansion Requests

ERIN

Erin Village

- SABR-008
9558 Sideroad 10 (13.0 ha)
- SABR-052
5458 Winston Churchill BV (100.1 ha)
- SABR-057
5644 Wellington Rd 23 (41.3 ha)

Legend

- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands

NOTES

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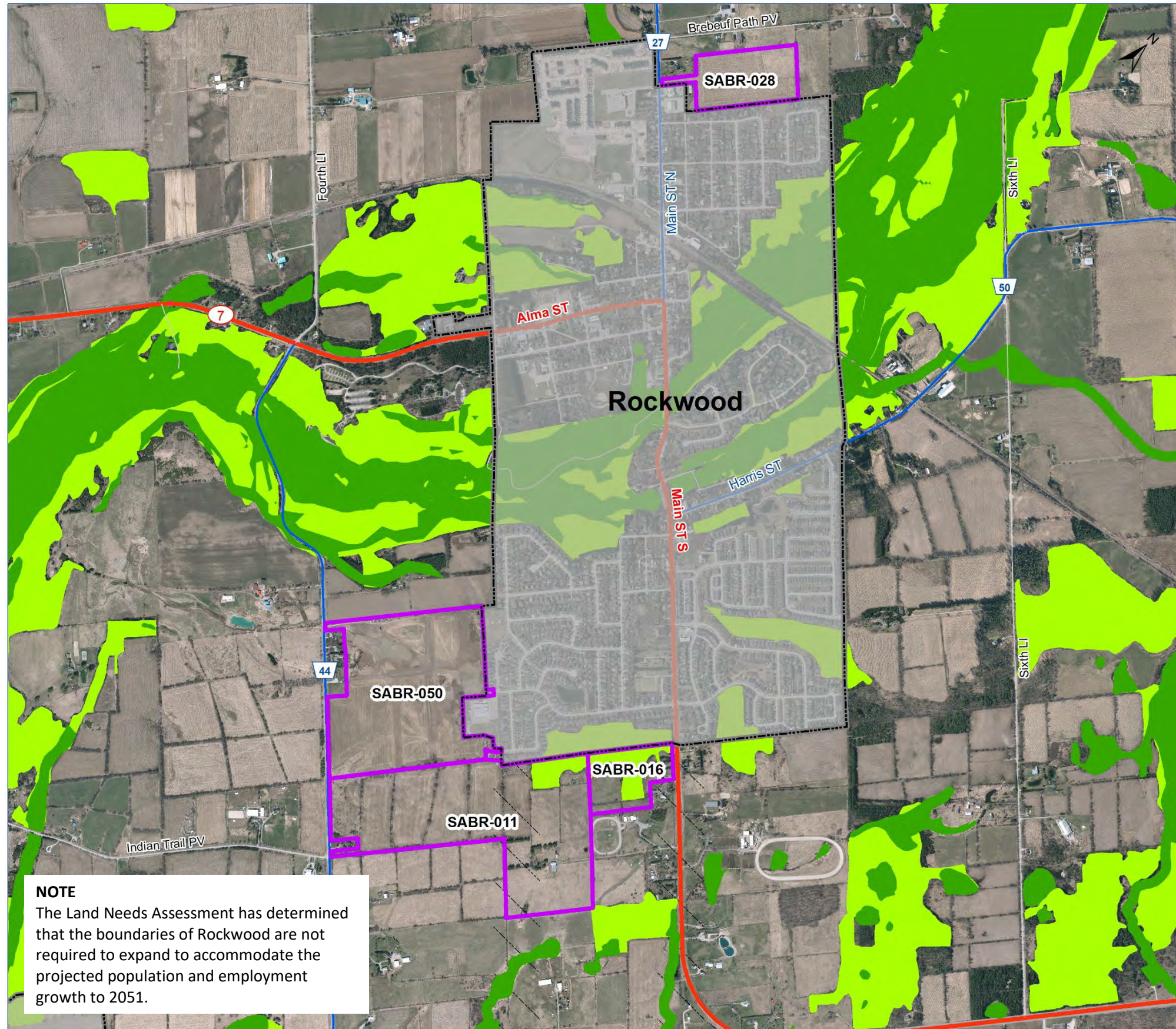
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Current to March 2023

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NOTE
 The Land Needs Assessment has determined that the boundaries of Rockwood are not required to expand to accommodate the projected population and employment growth to 2051.

Urban Expansion Requests

GUELPH-ERAMOSA Rockwood

SABR-011	4961 Wellington RD 44 (39.7 ha)
SABR-016	8351 Highway 7 (3.9 ha)
SABR-028	5149 Wellington 27 (8.9 ha)
SABR-050	Wellington RD 44 (34.7 ha)

Legend

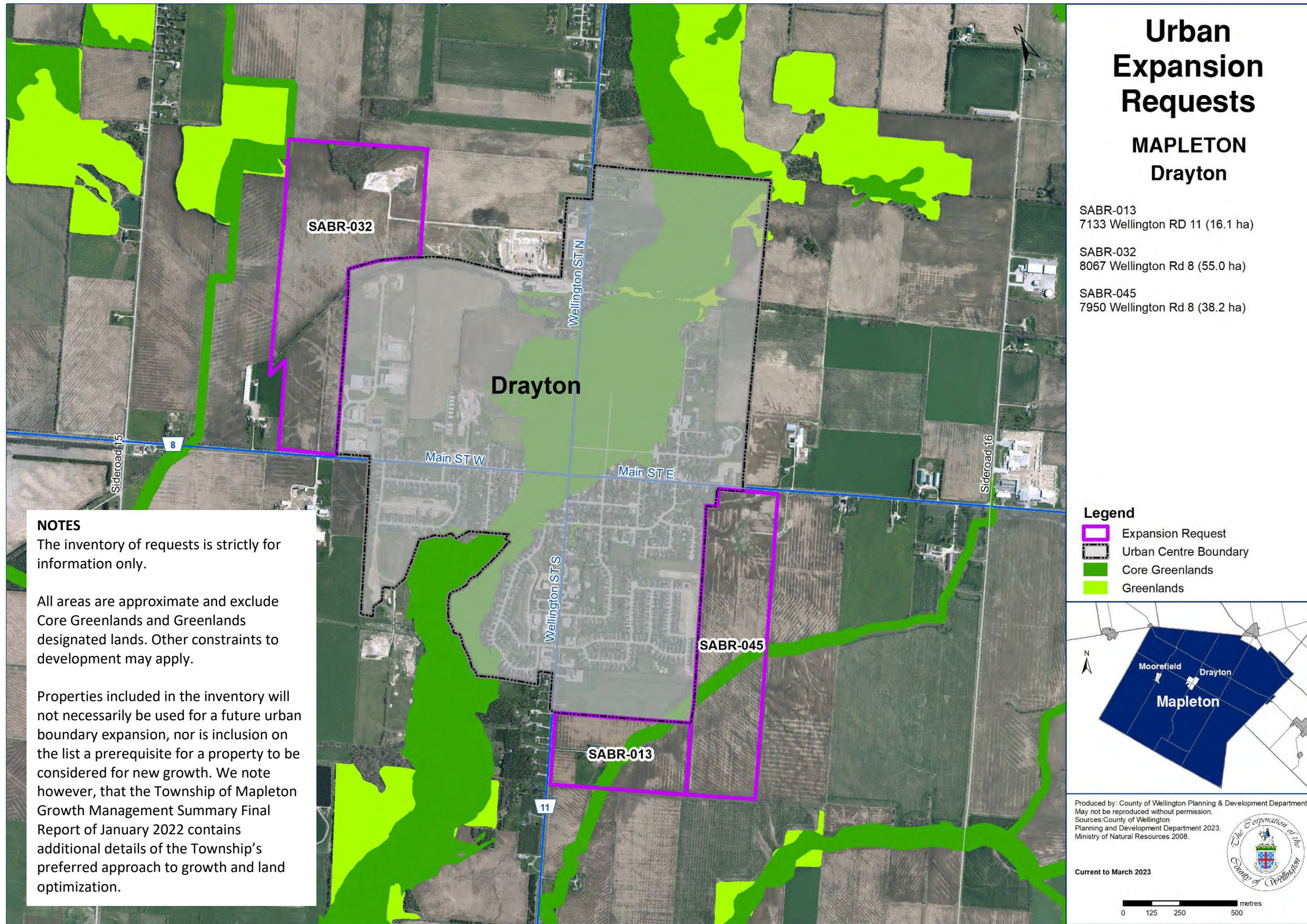
- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands

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 Ministry of Natural Resources 2008.

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NOTES

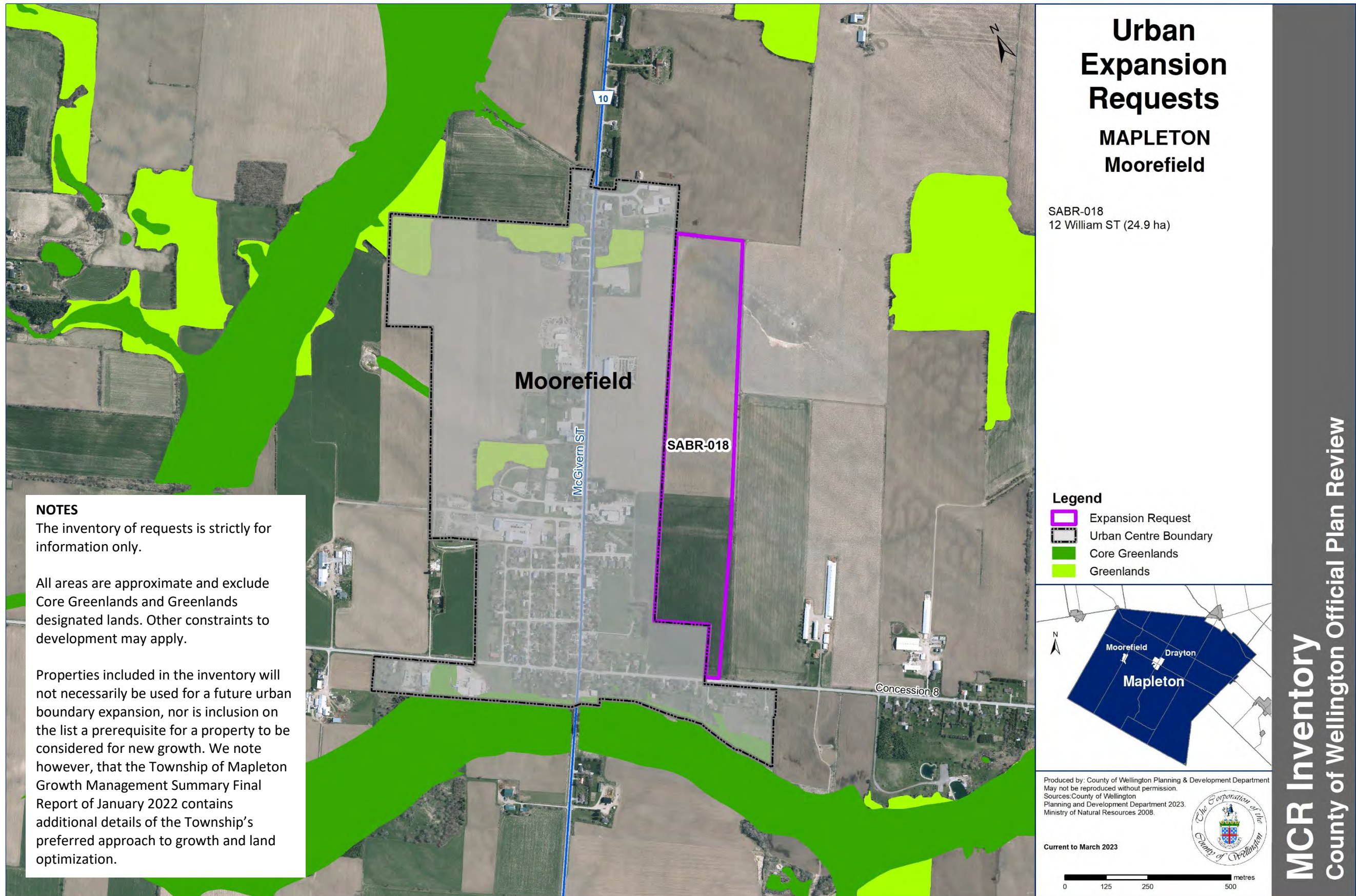
The inventory of requests is strictly for information only.

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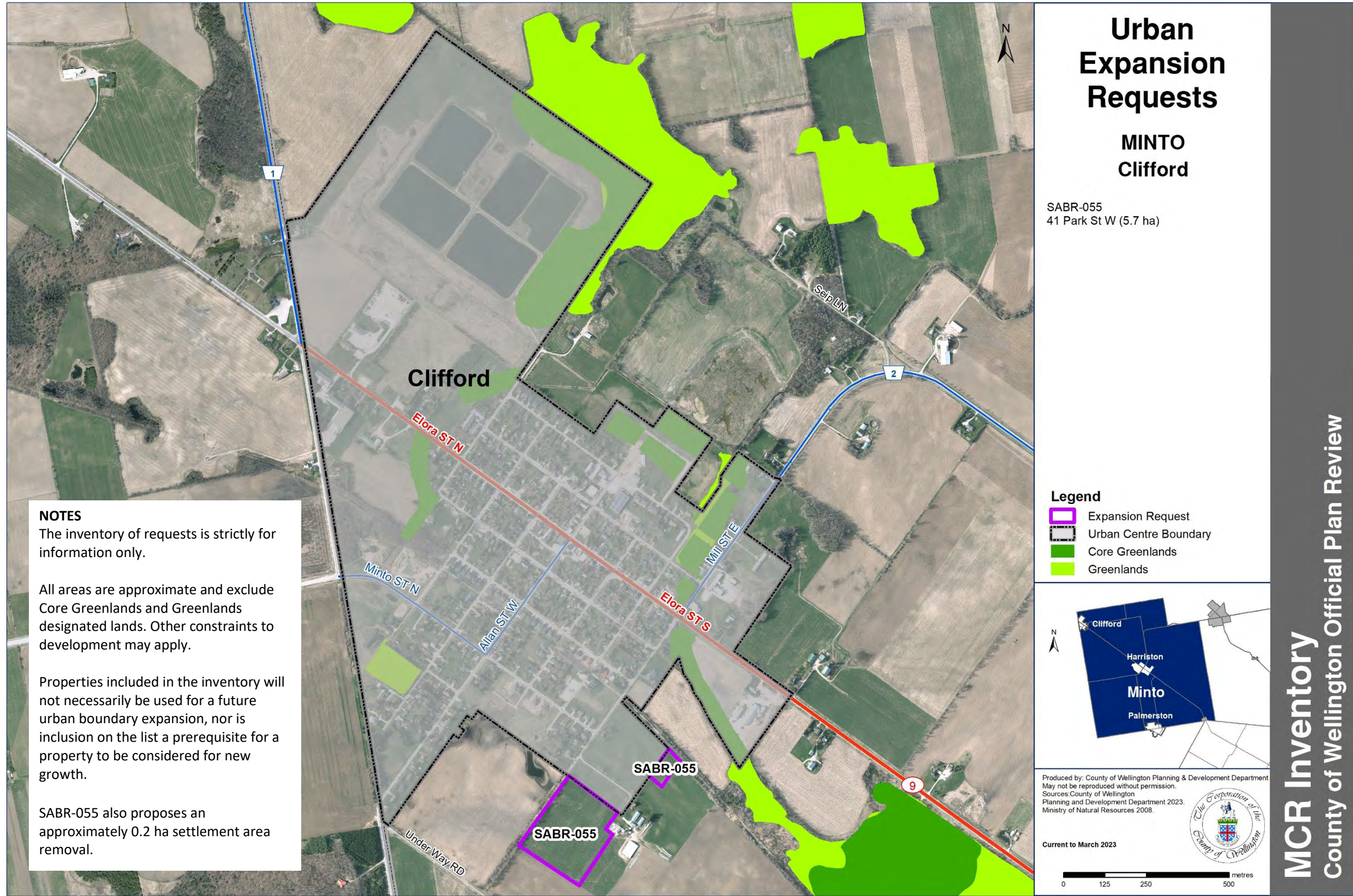
Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth. We note however, that the Township of Mapleton Growth Management Summary Final Report of January 2022 contains additional details of the Township's preferred approach to growth and land optimization.

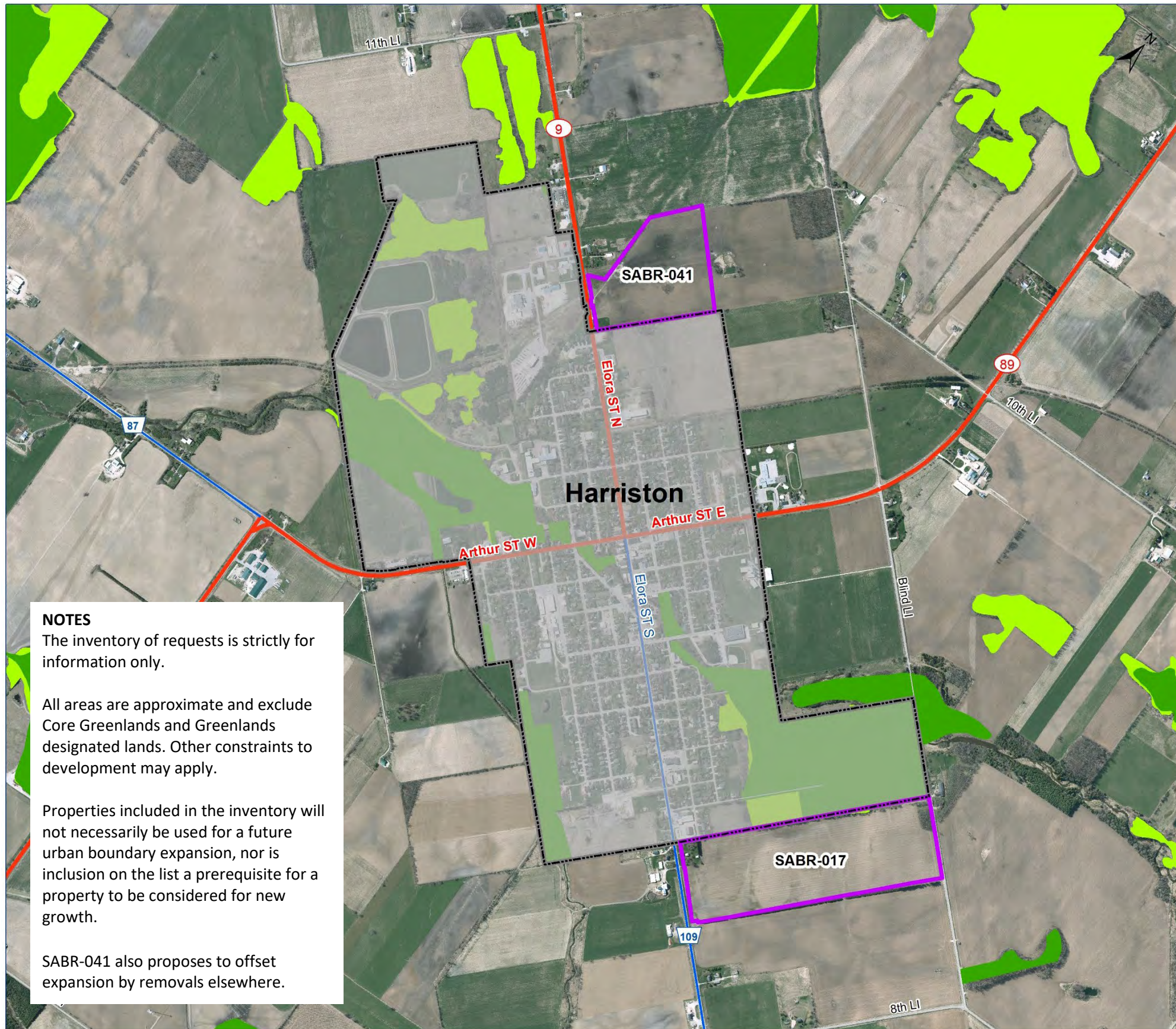
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MCR Inventory
County of Wellington Official Plan Review



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NOTES
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Properties included in the inventory will not necessarily be used for a future urban boundary expansion, nor is inclusion on the list a prerequisite for a property to be considered for new growth.

SABR-041 also proposes to offset expansion by removals elsewhere.

Urban Expansion Requests

MINTO Harriston

SABR-017
 6112 Wellington RD 109 (21.9 ha)

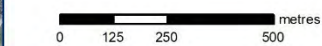
SABR-041
 6004 Elora ST N (16 ha)
 (Note: Part of a swap proposal)

- Legend**
- Expansion Request
 - Urban Centre Boundary
 - Core Greenlands
 - Greenlands



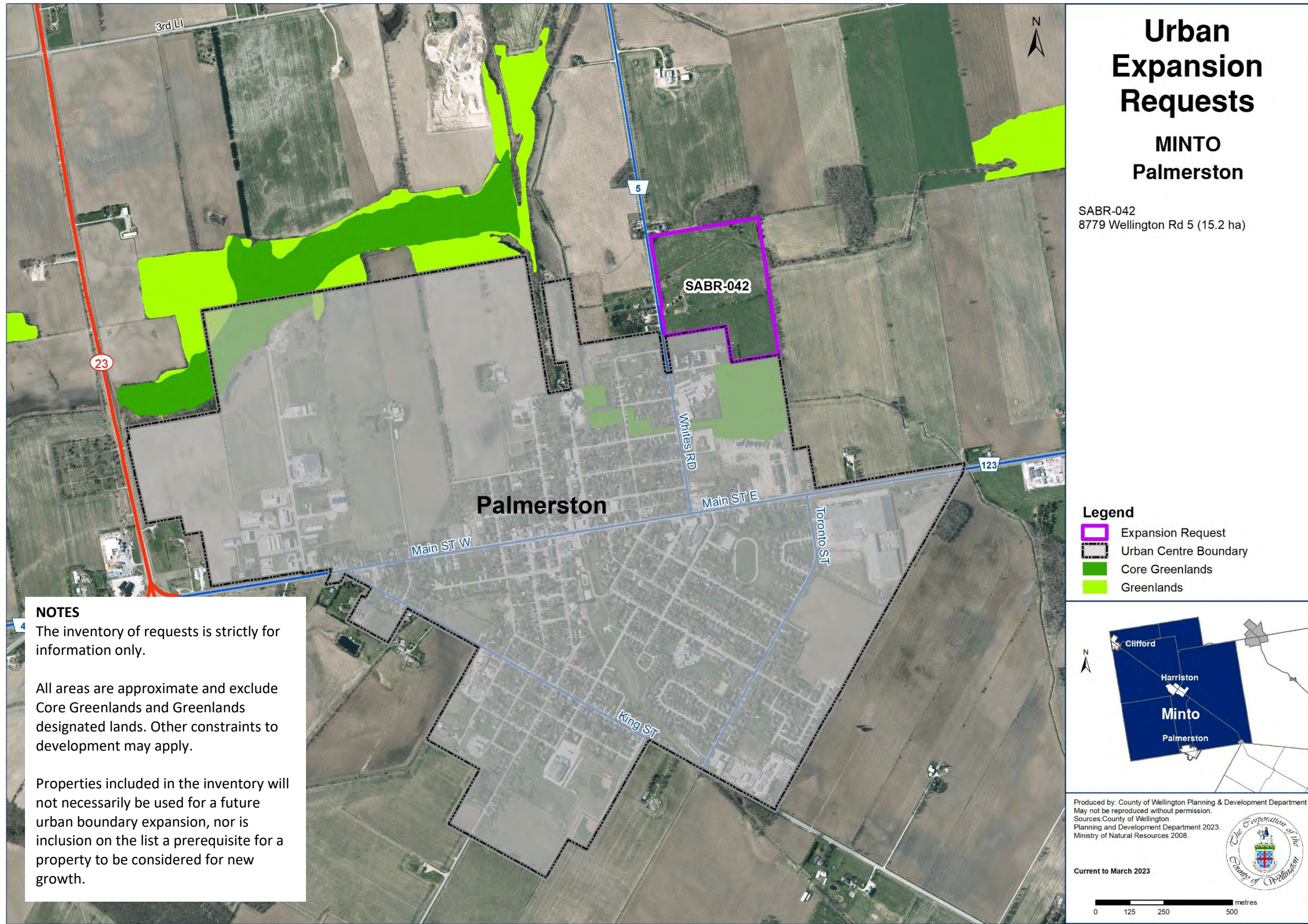
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Urban Expansion Requests

MINTO Palmerston

SABR-042
8779 Wellington Rd 5 (15.2 ha)

- Legend**
- Expansion Request
 - Urban Centre Boundary
 - Core Greenlands
 - Greenlands



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Ministry of Natural Resources 2008.

Current to March 2023



NOTES

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MCR Inventory
County of Wellington Official Plan Review

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Urban Expansion Requests

WELLINGTON NORTH Arthur

- SABR-031
7595 Highway 6 and 7615 to 7629 Jones Baseline (3.8 ha)
- SABR-015
7985 Wellington Rd 109 (5.1 ha)

Legend

- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands



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 Ministry of Natural Resources 2008.

Current to March 2023

NOTES
 The Land Needs Assessment has determined that the boundaries of Arthur and Mount Forest are not required to expand to accommodate the projected population and employment growth to 2051.

MCR Inventory
 County of Wellington Official Plan Review

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**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER NO. 030-23**

**BEING A BY-LAW TO CONFIRM THE EXTENSION OF SCHMIDT DRIVE, AND
EASTVIEW DRIVE, PUBLIC HIGHWAYS IN THE TOWNSHIP OF
WELLINGTON NORTH**

WHEREAS section 11 (3)(1) of the *Municipal Act*, 2001, S.O. 2001, c. 25 (the "*Municipal Act*") authorizes a municipality to pass by-laws respecting matters concerning highways;

AND WHEREAS section 31(2) of the *Municipal Act* states that land may only become a highway by virtue of a by-law establishing the highway;

AND WHEREAS the Council of the Corporation of the Township of Wellington North previously entered into a Subdivision Agreement pertaining to 61M-241 with respect to residential development where one-foot reserves were created in order to limit the access to future developable lands until such time as future conditions and agreements were completed;

AND WHEREAS the Corporation of the Township of Wellington North is now desirous of lifting the one-foot reserves described below as well as to dedicate these parcels of land as public highways in order to provide unencumbered access along the existing public highways;

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

1. **THAT** the one-foot reserve described as Reserve Block 32 on Plan 61M-241 be lifted and be designated as public highway under the *Municipal Act*, 2001, S.O. 2001, c.25, s.31(2) and be named Schmidt Drive;
2. **AND THAT** the one-foot reserve described as Reserve Block 33 on Plan 61M-241 be lifted and be designated as public highway under the *Municipal Act*, 2001, S.O. 2001, c.25, s.31(2) and be named Eastview Drive;
3. **AND THAT** the Clerk be authorized and instructed to have a copy of this by-law registered in the registry office of the division of Wellington;

4. **AND THAT** this by-law shall come into force and effect on the date of its final passing.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8th DAY OF MAY, 2023.

Andrew Lennox, Mayor

Karren Wallace, Clerk

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

BY-LAW NUMBER 031-23

**A BY-LAW TO SET THE RATES FOR 2023 TAXATION AND TO
PROVIDE FOR THE COLLECTION THEREOF.**

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

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

AND WHEREAS the Council of the Corporation of the Township of Wellington North has passed By-law Number 023-23 to adopt the estimates of all sums required during 2023 for the purposes of the municipality;

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

AND WHEREAS the Council of the County of Wellington has passed By-law No. 5817-23 being a by-law to set tax ratios for the County of Wellington and for all local municipalities within the boundaries of the County for the year 2023 as follows:

Residential/Farm	1.000000
Multi Residential	1.900000
New Multi Residential	1.100000
Commercial	1.491000
Industrial	2.400000
Landfill	1.760000
Pipeline	2.250000
Farmlands	0.250000
Managed Forests	0.250000

AND WHEREAS the tax rates for education purposes have been prescribed by the Province of Ontario in O. Regulation 400/98, amended by O. Regulation 576/22.

AND WHEREAS the Council of the County of Wellington has passed By-law Number 5799-23 being a by-law to adopt the estimates for the sums required during the year 2023 for general purposes for the County and By-law Number 5818-23 to establish tax rates for the same against the local municipalities;

AND WHEREAS the Council of the County of Wellington, in said By-law Number 5817-23 established tax rate reductions as follows

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

AND WHEREAS the Assessment Roll compiled in 2022 and upon which taxes for 2023 are to be levied, was received from the Municipal Property Assessment Corporation in December, 2022, the whole of the assessment for real property, according to the said last assessment roll, is as follows:

Residential/farm property class	1,143,492,014
Residential – Shared as PIL	115,000
Multi-residential property class	20,167,817
New Multi-Residential property class	2,366,000
Commercial property class – full	126,083,783
Commercial property class – excess land	2,720,300
Commercial property class – vacant land	1,750,300
Parking Lot Taxable: Full No Support	50,000
Industrial property class – full	33,821,570
Industrial property class – excess land	376,600
Industrial property class – vacant land	397,500
Large Industrial property class – full	18,082,800
Industrial Hydro property class	113,000
Pipeline property class	4,640,000
Farmlands property class	919,906,525
Managed Forest property class	3,897,400
Commercial Small Farm Bus	18,000

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

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

"Township" means the Corporation of the Township of Wellington North.
2. That the sums to be raised by means of taxation for the year 2023 be as follows:
 - a) for general municipal purposes a sum of \$9,011,967.
 - b) for County purposes a sum of \$11,514,169.
 - c) for education purposes a sum of \$3,792,306.
3. That there shall be levied and collected upon the whole assessment for real property, according to the last certified assessment roll, the rates of taxation for the year 2023 as set out below;

Property Class	Own Purpose	County	Education	Total
Res/Farm	0.00515743	0.00658940	0.00153000	0.01327683
Res – Shared	0.00515743	0.00658940	0.00153000	0.01327683
Multi-Res	0.00979911	0.01251986	0.00153000	0.02384897
New Multi Res	0.00567317	0.00724834	0.00153000	0.01445151
Commercial - full	0.00768972	0.00982480	0.00880000	0.02631452
Commercial - excess	0.00768972	0.00982480	0.00880000	0.02631452
Commercial - vacant	0.00768972	0.00982480	0.00880000	0.02631452
Commercial – Small Farm Business	0.00768972	0.00982480	0.00220000	0.01971452
Commercial PIL	0.00768972	0.00982480	0.00924236	0.02675688
Parking Lot -Full No Support	0.00768972	0.00982480	0.00880000	0.02631452
Industrial - full	0.01237782	0.01581456	0.00880000	0.03699238
Industrial - excess	0.01237782	0.01581456	0.00880000	0.03699238
Industrial - vacant	0.01237782	0.01581456	0.00880000	0.03699238
Industrial Hydro	0.01237782	0.01581456	0.00880000	0.03699238
Industrial-Small Farm Business	0.01237782	0.01581456	0.00220000	0.03039238
Landfill – PIL	0.00907707	0.01159735	0.00811182	0.02878624

Large Industrial	0.01237782	0.01581456	0.00880000	0.03699238
Large Indust Excess	0.01237782	0.01581456	0.00880000	0.03699238
Pipeline	0.01160421	0.01482615	0.00880000	0.03523036
Farmlands	0.00128936	0.00164735	0.00038250	0.00331921
Managed Forests	0.00128936	0.00164735	0.00038250	0.00331921

4. For the Year 2023 the Township shall levy upon the assessment of the Property Classes of property owners in the former Town of Mount Forest and the former Village of Arthur, the following tax rates for Street Lighting (Municipal Levy) ;

<u>Property Class</u>	<u>Street Lighting</u>
Res/Farm	0.00015281
Res – Shared	0.00015281
Multi-Res	0.00029034
New Multi-Res	0.00016809
Commercial-full	0.00022784
Commercial-excess	0.00022784
Commercial-vacant	0.00022784
Commercial Small Farm Business	0.00022784
Commercial PIL (CF)	0.00022784
Parking Lot -Full No Support	0.00022784
Industrial-full	0.00036675
Industrial- excess	0.00036675
Industrial-vacant	0.00036675
Industrial Shared	0.00036675
Industrial Small Farm Business	0.00036675
Landfill	0.00026895
Large Industrial	0.00036675
Large Industrial- Excess	0.00036675
Pipeline	0.00034383
Farmlands	0.00003820
Managed Forests	0.00003820

5. Other local improvement and special charges including business improvement area, tile drainage loans, sewer rates, rural street lighting charges, plus any other eligible/applicable charges shall be added to the tax roll and collected in the same manner as taxation.
6. That save and except that portions of taxes and other special rates levied by the Interim Levy under Section 317 of the Municipal Act, 2001 the taxes levied on the Residential, Farmland, Managed Forest, Pipeline, Commercial, Industrial and Multi-Residential classes, including all other rates, to be raised in 2023 shall become due and payable on the date of passing of this By-law, but may be paid in two installments as follows:

Due date of 1 st installment	August 25, 2023
Due date of 2 nd installment	October 27, 2023

7. Taxes shall be payable by cash, cheque or debit at the Corporation of the Township of Wellington North Municipal Office, or by mail to the Municipal mailing address. Taxes are also payable at most chartered banks and financial institutions, through the Internet, by telephone banking and pre-authorized payment plan.
8. Notwithstanding the provisions of the by-law, any additional taxes payable as a result of additions to the roll pursuant to the Assessment Act, R.S.O. 1990, Chapter A.31 shall be that portion of the amount of taxes which would have been levied for the current year if the assessment had been made in the usual way, and that portion shall be in ratio that the number of days remaining the current year bears to the number 365 and shall be entered in the Collector's Roll and collected in the same manner as if the assessment had been made in the usual way.
9. That the Collector is hereby authorized to mail, deliver or cause to be mailed or delivered, the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given indicated on the last revised Assessment Roll.
10. That failure to receive the aforesaid notice in advance of the date for payment of any instalment does not affect the timing of default or the date from which penalty shall be imposed.
11. A penalty of one and one quarter percent (1¼%) will be imposed for non payment of taxes on the first day of each calendar month thereafter the installment due dates in which default continues until December 31, 2022.
12. On all taxes in default on January 1, 2024, interest shall be added at the rate of one and one quarter percent (1¼%) per month for each month or fraction thereof in which default continues.
13. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
14. That in accordance with Section 347(1) of the Municipal Act, S.O. 2001, c. 25, as amended, the Collector be required to apply all payments received to the outstanding penalty and/or interest first and then to that part of the taxes that has been in arrears for the greatest period of time.
15. In the event that any provision or section of this by-law is found by a court of competent jurisdiction to be ultra vires the powers of the Council of the Corporation, only such provision or section, as the case may be shall be

inoperative and all other provisions and sections of this by-law shall remain in full force and effect.

16. This by-law shall come into force on and take effect upon its final passing.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8th DAY OF MAY, 2023 .***

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 032-23

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule "A" Map 2 of By-law 66-01 is amended by changing the zoning on lands described as Part Park Lot 3, South of Domville St, Arthur, Township of Wellington North, as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Residential (R1C) to Holding Site Specific Residential (H)R3-36, (H)R3-37 and (H)R3-38**
2. THAT Section 31, Exception Zone 1 – Arthur Village, is amended except as amended by the inclusion of the following new exceptions:

31.36 VED Homes	(H)R3-36	<p>Notwithstanding any other provisions to the contrary, a 20-unit cluster townhouse development is permitted and the following regulations shall apply:</p> <ol style="list-style-type: none"> i. Lot Area, Minimum - 54,400.8 ft² (5,054 m²) ii. Front Yard, Minimum – 4.5 m (14.7 ft) iii. Rear Yard, Minimum – 6 m (19.7 ft) iv. Height Two Storey, Maximum <p><u>Holding (H) Provision</u></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ol style="list-style-type: none"> I. Municipal water and sewage servicing including sufficient
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		<p>reserve capacity is or will be made available to the land.</p> <p>II. Stormwater management issues have been adequately addressed;</p> <p>III. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</p>
<p>31.37 VED Homes</p>	<p>(H)R3-37</p>	<p>Notwithstanding any other provisions to the contrary, a four (4) unit street townhouse is permitted and the following regulations shall apply:</p> <ul style="list-style-type: none"> i. Lot Area, Minimum – 1,733 ft² (161 m²) ii. Lot Frontage, Minimum - 5.79 m (19 ft) iii. Front Yard, Minimum – 5 m (16.4 ft) iv. Rear Yard, Minimum – 6 m (19.7 ft) v. Height Two Storey, Maximum <p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> vi. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. vii. Stormwater management issues have been adequately addressed; viii. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.
<p>31.38 VED Homes</p>	<p>(H)R3-38</p>	<p>Notwithstanding any other provisions to the contrary, a ten (10) unit street townhouse is permitted and the following regulations shall apply:</p>

		<ul style="list-style-type: none"> i. Lot Area, Minimum – 2,443 ft² (227 m²) ii. Lot Frontage, Minimum - 5.79 m (19 ft) iii. Height Two Storey, Maximum <p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> iv. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. v. Stormwater management issues have been adequately addressed; vi. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.
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- 3. That except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 8TH DAY OF MAY, 2023.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 032-23

Schedule "A"



This is Schedule "A" to By-law 032-23

Passed this 8th day of May 2023

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 032-23

THE LOCATION OF THE SUBJECT LANDS The property subject to the proposed amendment is described as Part Park Lot 3, South of Domville St, Geographic Town of Arthur. The subject property is 0.984 ha (2.43 ac) in size and is currently vacant, zoned Residential (R1C) Zone.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Residential (R1C) Zone to Holding Site Specific Residential (H)R3-36, (H)R3-37 and (H)R3-38 Zone to permit the construction of a 14-unit street townhouse and 20 cluster townhouse development.

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

BY-LAW NUMBER 033-23

**BEING A BY-LAW TO AUTHORIZE THE SALE OF REAL PROPERTY
PT LT 33 CON 1 NORMANBY PTS 2 & 4 61R22438; S/T RO773868;
WELLINGTON NORTH**

PART OF PIN: 71072-0038 (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:

PT LT 33 CON 1 NORMANBY PTS 2 & 4 61R22438; S/T RO773868; WELLINGTON
NORTH

***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 B.M. ROSS AND ASSOCIATES LIMITED 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 8TH DAY OF MAY, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is made the ____ day of May, 2023.

BETWEEN:

B.M. ROSS AND ASSOCIATES LIMITED

(the “**Vendor**”)

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “**Purchaser**”)

OF THE SECOND PART

WHEREAS the Vendor is the owner, in fee simple, of the lands described in Schedule “A” attached hereto (the “**Property**”);

AND WHEREAS the Vendor wishes to convey title to the Property to the Purchaser and the Purchaser wishes to acquire title to the Property in accordance with the terms and conditions of this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and promises in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties hereto agree as follows:

SECTION 1

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 One Dollar (\$1.00), subject to adjustments, to the Vendor on the Completion Date (as hereinafter defined).

SECTION II
PURCHASE OF PROPERTY

3. Irrevocable Date
 - (a) This Agreement shall be open for acceptance by the Vendor until the 11th day of May, 2023, and when accepted shall constitute a binding agreement of purchase and sale, otherwise this Agreement shall be null and void and any deposit monies paid hereunder shall be returned to the Purchaser without deduction.
4. Deed
 - (a) The Vendor agrees to deed or transfer the Property to the Purchaser subject to the terms of this Agreement.
5. Completion Date
 - (a) The closing of this transaction shall take place on May 25th, 2023, or such other date as mutually agreed upon (the “**Completion Date**”) at which time vacant possession of the Property shall be given to the Purchaser. The Vendor acknowledges that it has the right and authority to sell the Property.
6. 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.
7. Documents, Reports and Information
 - (a) The Vendor will produce and deliver to the Purchaser within three (3) business days of the execution of this Agreement any document, 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.
 - (b) The Purchaser accepts the Property as-is and agrees to assume full and complete liability and responsibility for any and all required environmental remediation to the Property and on closing shall indemnify and save harmless the Vendor, its Directors, Officers and Shareholders therefrom.
8. Easement
 - (a) The Purchaser shall grant an easement to the Vendor over the Property for the purposes of drainage, including the portion of the retention pond located within the Property, for the associated pond outlet storm sewer works, and for discharge to the existing rear-yard ditch. The Purchaser’s solicitor shall provide a draft

Transfer Easement to the Vendor's solicitor for comment and approval prior to the completion of the transfer of the Property. The cost of registering the easement shall be paid by the Purchaser.

9. Minor Variance

- (a) The Purchaser agrees to provide reasonable assistance and co-operation to the Vendor in obtaining the necessary approvals should a minor variance application be submitted for reduced rear-yard setbacks as a result of the loss of the rear yard area attributed to this sale, subject to the Vendor or successors compliance with all relevant building codes, by-laws, land use controls, any other statutory requirements, and payment of the fees provided for in the Township of Wellington North's current fees by-law. Nothing in this provision shall be considered to fetter the discretion of the current or future Council of the Township of Wellington North with respect to any *Planning Act* decisions or approvals required.

10. Costs

- (a) The Purchaser shall be responsible for both the Vendor and Purchaser's costs associated with this transaction, including survey and legal fees, related to the transfer of this Property.

SECTION III

CONDITIONS, REPRESENTATIONS AND WARRANTIES

11. Future Use

- (a) The Vendor and the Purchaser agree that there is no express or implied condition, representation, or warranty of any kind that the future intended uses of the Property by the Purchaser is or will be lawful except as may be specifically stipulated elsewhere in this Agreement.

SECTION IV

PRIOR TO COMPLETION DATE

12. Purchaser May Inspect the Property

- (a) The Purchaser and its agents and contractors shall be permitted to inspect the Property 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, unless such damage is caused by the Purchaser. The Purchaser may elect to either receive the proceeds of the insurance and complete the purchase or to cancel this Agreement and have any deposit monies paid hereunder 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 Vendor and the Purchaser will pay all Land Transfer Tax, Harmonized Sales Tax 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 registrable 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 which is recommended from time to time by the Law Society of Ontario.

16. Examination of Title

- (a) The Purchaser is allowed until seven (7) days prior to closing 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 Agreement shall, notwithstanding any intermediate acts or negotiations, be terminated, any deposits paid hereunder 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.

17. Vendor to Discharge all Encumbrances

- (a) The Vendor agrees to obtain, 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 registration of any such discharge shall be at the Purchaser's expense. The Purchaser agrees to accept title subject to the Site Plan Agreement registered as RO773868.

18. Adjustments

- (a) 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.

19. 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) a Statutory Declaration by the Vendor or its authorized agent stating that accurateness and truthfulness of all the representations and warranties;
 - (iii) a Statutory Declaration by the Vendor or its authorized agent as to possession of the Property in a form acceptable to the solicitors for the Purchaser;
 - (iv) a Statutory Declaration by a senior officer of the Vendor or its authorized agent 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; and,
 - (v) such further documentation and assurances as the Purchaser may reasonably require to complete the transaction contemplated by this Agreement.

20. Harmonized Sales Tax

- (a) If the sale of the Property is subject to Harmonized Sales Tax (HST) under the *Excise Tax Act*, R.S.C., 1985, c. E-15 (the "Act"), then such tax shall be in addition to the Purchase Price. 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 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 Agreement 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.
- (b) If the Property is not subject to HST, the Vendor agrees to certify on or before the Completion Date that the transaction is not subject to HST.

SECTION VI

MISCELLANEOUS

- 21. Entire Agreement
 - (a) There is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property other than expressed herein.
- 22. Tender
 - (a) Any tender of documents or money 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.
- 23. Time of Essence
 - (a) Time shall be of the essence of this Agreement.
- 24. 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.

25. 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 addresses:

Solicitor for the Vendor:

TROYAN & FINCHER
Attn: Eric Fincher
44 North Street
Goderich, ON N7A 3X9
Email: cathym@troyanfincher.on.ca
Fax: (519) 524-4481

Solicitor for the Purchaser:

DUNCAN, LINTON LLP
Attention: Chris Manning
45 Erb Street East
Waterloo, ON N2J 1L7
Email: cmanning@kwlaw.net
Fax: (519) 886-8651

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.

26. Successors and Assigns

- (a) The Purchaser shall not assign this Agreement. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

27. Schedules

- (a) The following Schedules shall form an integral part of this Agreement:
 - (i) Schedule "A" Description of Property

28. Acceptance by Fax

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

29. 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.

30. Severability

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

[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK]

The Purchaser has executed this Agreement this _____ day of May, 2023.

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

Name: Andrew Lennox

Title: Mayor

Name: Karren Wallace

Title: Clerk

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

The Vendor accepts the Purchaser's offer this _____ day of May, 2023.

**B.M. ROSS AND ASSOCIATES
LIMITED**

Name: Dale Erb

Title: President

I have authority to bind the corporation

SCHEDULE "A"
LEGAL DESCRIPTION OF LANDS

PT LT 33 CON 1 NORMANBY PTS 2 & 4 61R22438; S/T RO772868; WELLINGTON NORTH

Part of PIN: 71072-0038 (LT)

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

BY-LAW NUMBER 034-23

**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 MAY
8, 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 May 8, 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 8TH DAY OF MAY, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK