

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – JUNE 5, 2023 AT 2:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/89156653198>

Or join by phone:

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

Webinar ID: 891 5665 3198

**PAGE
NUMBER**

CALLING TO ORDER

O'CANADA

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the June 5, 2023 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETNG 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.

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:

(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.

1. REPORTS

- OCWA, Roads and Recreation overview

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the OCWA, Road and Recreation overview.

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the June 5, 2023 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- Red Maple Land Co., E & J Craig, Minor Variance
- Cachet Developments (Arthur) Inc., Minor Variance
- WT Land LP, Zoning By-law Amendment

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the June 5, 2023 Regular Meeting of Council at : p.m.

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 042-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (PLAN MOUNT FOREST PT PARK LOT 4 S DURHAM ST E MAIN ST RP 61R22218 PT PART 1 AND RP 61R22274 PART 1 and municipally know as 185 Jack’s Way, WT Land LP) 001

Recommendation:

THAT By-law Number 042-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted. (PLAN MOUNT FOREST PT PARK LOT 4 S DURHAM ST E MAIN ST RP 61R22218 PT PART 1 AND RP 61R22274 PART 1 and Municipally know as 185 Jack’s Way, WT Land LP)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, May 8, 2023 004
- 2. Public Meeting, May 8, 2023 033

Recommendation:

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on May 8, 2023 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Maitland Valley Conservation Authority
 - Members Meeting #1-2023, January 25, 2023 038
 - Members Meeting #2-2023, February 8, 2023 042
 - Annual Meeting of the Membership #3-2023, February 15, 2023 044
 - Membership Meeting #4-2023, March 15, 2023 051
 - Membership Meeting #5-2023, April 19, 2023 057

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Maitland Valley Conservation Authority minutes of the Members Meeting #1-2023 held on January 25, 2023; Members Meeting #2-2023 held on February 8, 2023, Annual Meeting of the Membership #3-2023 held on February 15, 2023; Membership Meeting #4-2023 held on March 15, 2023; and Membership Meeting #5-2023 held on April 19, 2023.

- b. Grand River Conservation Authority, Summary of the General Membership Meeting – May 26, 2023 062

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Summary of the General Membership Meeting held on May 26, 2023.

2. BUILDING

- a. Report CBO 2023 Building Permit Review Period Ending April 30, 2023 063

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-06 being the Building Permit Review for the period ending April 30, 2023.

3. ECONOMIC DEVELOPMENT

- a. News Release, May 24, 2023, Hawks' Nest, Over \$36,000 in investments and loans invested at the Hawks' Nest! 065

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the News Release, May 24, 2023, Hawk's Nest, Over \$36,000 in investments and loans invested at the Hawks' Nest!

4. FINANCE

- a. Vendor Cheque Register Report, May 29, 2023 069

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 29, 2023.

5. OPERATIONS

- a. Report OPS 2023-022 being a report on the award of the Township's 2023 Asphalt Program 071

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-022 being a report on the award of the Township's 2023 Asphalt Program;

AND FURTHER THAT Council award the Township's 2023 asphalt program to E.C. King Contracting – A Division of Miller Paving Limited at a project cost of \$1,376,373.80 excluding applicable taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with the Township's 2023 asphalt program by an additional \$ 262,885.98;

AND FURTHER THAT Council authorize the Senior Project Manager or their designate to sign any necessary agreements with the successful bidders to execute this project.

6. ADMINISTRATION

- a. Report CLK 2023-018 Council Meeting Schedule for 2024 074

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-018 being a report Council meeting schedule for 2024;

AND FURTHER THAT Council approves the Council meeting schedule for 2024.

- b. Report CLK 2023-019 Drain Maintenance 2022 077

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-019 being a report on Drain maintenance for 2022 for the Caudle Drain, West Luther Drain 42, Mainland Drain, Arthur Drain 10 and West Luther Drain 19.

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the by-law to provide for the levy of drain maintenance costs on various drainage works.

7. COUNCIL

- a. Jennifer Keyes, Director, Resources Planning and Development Policy Branch, Ministry of Natural Resources and Forestry, correspondence regarding Streamlining of Approvals under the *Aggregate Resources Act* and Supporting Policy 085

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Jennifer Keyes, Director, Resources Planning and Development Policy Branch, Ministry of Natural Resources and Forestry, regarding Streamlining of Approvals under the Aggregate Resources Act and Supporting Policy

- b. Kim Courts, Deputy Clerk, County of Wellington, correspondence dated May 2, 2023, regarding Planning Committee Report, dated April 13, 2023, County Official Plan Review – Urban Expansion Requests 087

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Kim Courts, Deputy Clerk, County of Wellington, dated May 2, 2023, regarding Planning Committee Report, dated April 13, 2023, 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 June 5, 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 040-23 being a by-law to provide for the levy of drain maintenance costs on various drainage works in the Township of Wellington North in the County of Wellington 109
- b) By-law Number 041-23 being a by-law to amend By-law 45-08, being a by-law to require the owners of privately owned swimming pools, enclosure, including fences and gates around such swimming pools 115
- c) By-law Number 043-23 being a by-law to authorize a Sewer Allocation Agreement with John Welton Custom Homebuilding Ltd. 116
- d) By-law Number 044-23 being a by-law to authorize a Sewer Allocation Agreement with 2786713 Ontario Inc. (VED Homes) 122
- e) By-law Number 045-23 being a by-law to authorize a Sewer Allocation Agreement with A & M Investments Inc. 128

Recommendation:

THAT By-law Number 040-23, 041-23, 043-23, 044-23 and 045-23 be read a First, Second and Third time and enacted.

CULTURAL MOMENT

- Celebrating The Royal Canadian Legion Arthur Branch 226 134

CLOSED MEETING SESSION

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

- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

(d) labour relations or employee negotiations

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:

- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (d) labour relations or employee negotiations

1. REPORTS

- OLT-23-000033 Levine/Ellis
Update by Christopher Manning, KW Law
- Human Resources verbal report

2. REVIEW OF CLOSED SESSION MINUTES

- May 8, 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 OLT-23-000033 Levine/Ellis, update by Christopher Manning, KW Law;

AND FURTHER THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Human Resources verbal report;

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 May 8, 2023 Council Meeting

CONFIRMING BY-LAW

135

Recommendation:

THAT By-law Number 046-23 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 June 5, 2023 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of June 5, 2023 be adjourned at ____:____ p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Recreation, Parks and Leisure Committee (via video conferencing)	Tuesday, June 6, 2023	4:00 p.m.
Mount Forest BIA Meeting (Mount Forest & District Sports Complex)	Tuesday, June 13, 2023	8:00 a.m.
Mount Forest Aquatics Ad-Hoc Advisory Committee Meeting (Mount Forest & District Sports Complex)	Tuesday, June 13, 2023	7:00 p.m.
Arthur Chamber of Commerce	Wednesday, June 14, 2023	5:30 p.m.
Wellington North Cultural Roundtable (Arthur & Area Community Centre, Lower Hall)	Thursday, June 15, 2023	12:30 p.m.
Wellington North Farmers Market Opening Day (10 th season – Victory Community Centre)	Saturday, June 17, 2023	8:30 a.m. to 12:00 p.m.
Louise Marshall Hospital Foundation Gala (Mount Forest & District Sports Complex)	Saturday, June 17, 2023	Cocktails at 4:30 p.m. Dinner at 6:00 p.m.
Regular Council Meeting	Monday, June 19, 2023	7:00 p.m.
Regular Council Meeting	Monday, July 10, 2023	2:00p.m.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 042-23

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 3 of By-law 66-01 is amended by amending the site specific zoning on lands described as PLAN MOUNT FOREST PT PARK LOT 4 S DURHAM ST E MAIN ST RP 61R22218 PT PART 1 AND RP 61R22274 PART 1 and Municipally know as 185 Jack's Way, as shown on Schedule "A" attached to and forming part of this By-law.
2. That Section 32, Exception Zone 2 – Mount Forest, 32.49 be deleted and replaced with the following:

32.49 185 Jack's Way	R3-49	<p>Notwithstanding any other section of the by-law to the contrary, the lands zoned R3-49 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum Lot Area - 3,370 m² ii) Minimum Interior Side Yard - 6 m iii) Maximum Building Height - 15.1 m iv) Maximum balcony projection - 1.853 m v) Minimum parking space size - 2.9 m by 5.5 m within a garage <p>In addition to the uses permitted in Section 13, Residential Zone, the lands zoned R3-49 shall permit a 34m² (366 ft²) personal service shop and business and a professional office to be located within the ground floor of an apartment.</p>
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 5TH DAY OF JUNE, 2023.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

EXPLANATORY NOTE

BY-LAW NUMBER 042-23

THE LOCATION OF THE SUBJECT LANDS

The property subject to the proposed amendment is described as PLAN MOUNT FOREST PT PARK LOT 4 S DURHAM ST E MAIN ST RP 61R22218 PT PART 1 AND RP 61R22274 PART 1 and Municipally know as 185 Jack's Way. The property is approximately 2.28 ha (5.6 ac) in size and currently zoned Site Specific Residential (R3-49) Zone.

THE PURPOSE AND EFFECT of the proposed amendment is to amend the existing Site Specific Residential (R3-49) Zone to permit a personal service shop and professional office. The applicant is proposing to add the aforementioned use in a 34m² (366 ft²) commercial space located on the ground floor of the apartment

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MAY 23, 2023 AT 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

Members Present:

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

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Recreation Community Coordinator: Tasha Grafos
Senior Planner: Matthieu Daoust
Manager of Development Planning: Curtis Marshall**

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2023-182

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the May 23, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with By-law Number 038-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2, Schill-Land Holdings Inc.) as her employer is the agent for the applicant.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2023-183

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North recess the May 23, 2023 Regular Meeting of Council at 7:02 p.m. for the purpose of holding a Public Meeting under the Planning Act:

- Nathan and Penny Troyer, Minor Variance
- 5053745 Ontario Inc., Minor Variance

- 2763605 Ontario Inc., Zoning By-law Amendment
- Schill-Land Holdings Inc., Zoning By-law Amendment

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2023-184

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the May 23, 2023 Regular Meeting of Council at 7:26 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 037-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 5 Part Lot 28 Part Lot 29 and Municipally know as 7514 Wellington Rd 109, 2763605 Ontario Inc.)

RESOLUTION: 2023-185

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Number 037-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted.

CARRIED

- b. By-law Number 038-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2, Schill-Land Holdings Inc.)

Councillor Burke left the meeting as she had previously declared a conflict with Bylaw Number 038-23.

RESOLUTION: 2023-186

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 038-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted.

CARRIED

Councillor Burke returned to the meeting.

PRESENTATIONS

1. Robin Ross, Trustee
 - Upper Grand District School Board

Ms. Ross appeared before Council to provide the Upper Grand District School Board's stance on playground equipment on school property, noting the Board does not consider them to be an efficient way to spend money and they would rather donors support other activities. The playgrounds are only available for a small amount

of time as no one permitted to be on the school grounds outside of school hours and insurance are encouraging school boards to not have playgrounds due to the risk. It takes many years for a small school to raise money for a playground and more fundraising is needed to maintain the equipment. The school board would be interested in working with municipalities to provide other opportunities for sources of funding and areas for play.

2. Dr. Wayne Caldwell

- Lot Creation Policies and the Future of Agriculture in Ontario
- Bill 97, Helping Home Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement

Dr. Caldwell presented information regarding the Proposed Provincial Policy Statement (PPPS) that was released on April 6, 2023. It was posted on the Environmental Registry of Ontario (ERO) for a 60-day commenting period until June 5, 2023. The PPPS combines and replaces the Provincial Policy Statement, 2020 (PPS), and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and is intended to assist the Province of Ontario in creating 1.5 million homes over the next 10 years. It is anticipated to be in effect in Fall 2023.

Current vs proposed lot creation policies were compared, and the impacts discussed. Stats Canada (2022) reported 48,346 farms in Ontario in 2021. While the ratio will vary across the province there are approximately 3.5 parcels per farm (170,000 parcels). $170,000 \times 3$ acres (assuming an average lot size of 1 acre –which is probably on the low side) = 510,000 acres taken out of agricultural production. The overall impact is much, much larger with virtually all prime agricultural land exposed to many residences and related MDS impacts. Stats Canada (2022) reported 11,766,071 acres of farmland in Ontario in 2021. Not only will this policy lead to the loss of farmland it will impact farms in many ways (ranging from impacts on land values, to trespass, to road safety, to concerns over manure application, etc.). Ontario has some of the largest percentage of livestock farms in Canada at present. This new lot creation policy will ultimately reduce opportunities to create and expand livestock in Ontario.

3. Sarah Wilhelm, Manager of Policy Planning

- Report DC 2023-022 Bill 97, Helping Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement
- Planning Committee Report, dated May 11, 2023, County Official Plan Review – Provincial Decision on OPA 119
- Planning Committee Report, dated May 11, 2023, Proposed Provincial Planning Statement, 2023
- Overview of Proposed PPS and OPA 119 (addendum to minutes)

Ms. Wilhelm presented an overview on the Proposed Provincial Policy Statement and County Official Plan Review – Provincial Decision on OPA 119.

Key changes proposed by the Province to planning policies and legislation aimed at increasing housing supply in Ontario were highlighted. If approved, the PPPS will make significant changes to the land use planning policy framework in the County of Wellington with the clear goal of creating more housing in both urban and rural areas.

The proposed 2023 PPS does not incorporate many of the policies from the Growth Plan. As the Growth Plan has been the planning framework for Wellington since 2006, there will be many changes to how the County will manage growth in the future.

The proposed changes to the planning framework are significant. It will take time to fully understand the implications of all of the changes. While there are proposed changes that we welcome and support, there are some directions in the 2023 PPS that are of concern. They include:

- A reversal on the protection of agricultural land and farming in Ontario. Policies which promote multiple severances and introduce more non-farm development (with associated increases in potential land use conflicts, increased fragmentation of land, etc.) are not viewed as promoting the interest of farming or ensuring the sustainability of agricultural for future generations.
- The lack of policy direction related to the creation of affordable and attainable housing. The proposed 2023 PPS looks to weaken Provincial direction on these forms of housing through the removal of affordable housing definitions and affordable housing targets. The Government should be using this opportunity to strengthen these policies to ensure the effective and continuous delivery of these housing units across the Province.
- The uncertainty related to the protection of our natural resources and natural heritage systems. These resources are essential for a sustainable and prosperous Province. Accordingly, the existing natural heritage policies and definitions should remain within a modified 2023 PPS and be revised only after new policy directions are formulated, reviewed and supported.
- The softening of policies related to climate change in the 2023 PPS. Now is the time that municipalities are looking to initiate climate change actions and introduce ways to adapt to significant impacts from extreme weather events. The Province needs to lead this challenge and support municipal efforts on climate change.

OPA 119 was originally adopted by County Council on May 26, 2022. Under Section 26 of the Planning Act, the OPA requires approval of the Minister of Municipal Affairs and Housing (MMAH) prior to coming into force and effect.

On April 11, 2023, the Minister issued a decision to approve OPA 119, with modifications. According to the Province's notice of decision, the 33 modifications to the Official Plan Amendment are meant to "address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters." The decision is final and not subject to appeal.

Two employment area conversions were approved by the Province. One in Wellington North (Arthur) has an area of approximately 14 ha (35 ac). This conversion was not supported by Watson's technical analysis during the Phase 2 Land Needs Assessment.

RESOLUTION: 2023-187

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-022 Bill 97, Helping Home Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement.

AND FURTHER THAT this report be forwarded with any additional comments that Council may have on the proposed Provincial Planning Statement (and/or other provincial policy changes) to the Province as soon as possible prior to the June 5th, 2023 deadline for comment.

CARRIED

RESOLUTION: 2023-188

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT Council for the Township of Wellington North does not support the proposed Provincial Planning Statement policies which would take prime farmland out of production by way of allowing for additional residential severances in the prime agricultural area;

AND FURTHER THAT the introduction of numerous non-farm residential uses will negatively impact agriculture, especially livestock producers and farm families in the community;

AND FURTHER THAT numerous non-farm residential uses will create conflict, limit farm expansions, increase land values, negatively impact agricultural support businesses, delivery of rural municipal services, and further food insecurity;

AND FURTHER THAT the Provincial Government be requested to not proceed with the proposed residential severances polices and retain the current policies which limit severances in the prime agricultural area.

CARRIED

Council directed staff to arrange a meeting with Wellington MPPs to discuss Council's concerns, and to send the Township comments to Matthew Rae, MPP, Perth Wellington; Lisa Thompson, MPP, Huron Bruce, Minister of Agriculture, Food and Rural Affairs of Ontario, Caroline Mulroney, MPP York-Simcoe, Minister of Transportation, John Vantof, MPP, Timiskaming-Cochran, Agriculture, Food and Rural Affairs Critic; Mike Schreiner, MPP, Guelph, Leader Green Party Ontario.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, May 8, 2023
2. Public Meeting, May 8, 2023

RESOLUTION: 2023-189

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and Public Meeting held on May 8, 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, 2b, 3a, 4a, 6a, 7b

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-190

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the May 23, 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 Planning Report, prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated May 23, 2023, regarding Part Park Lot 2, Mount Forest, Zoning Bylaw Amendment (ZBA04/23)

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-020 Temporary Alcohol Policy Amendment being a report on an amendment to the Municipal Alcohol Policy Section 2.1 for the Louise Marshall Hospital Foundation Gala June 17, 2023, and the Get Your Hillbilly on Rib Competition on July 13, 2023;

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer at the Mount Forest Sports Complex for the Louise Marshall Hospital Foundation Gala held June 17, 2023:

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer and a portion of the east parking lot at the Mount Forest Sports Complex for the Get Your Hillbilly on Rib Competition on July 13, 2023

THAT the Council of the Corporation of the Township of Wellington North receive the thank you card from Bonny McDougall, Senior of the Year.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated May 2, 2023 from Murray Costello, Director Southeast Region Operations and Mike McGivery, Director Distribution Protection, Enbridge Gas, regarding third party and for-profit locate charges.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2023-191

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area Association Meeting held on May 9, 2023.

CARRIED

RESOLUTION: 2023-192

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-021 regarding the Final Approval of the Crombie Property Holdings Limited Site Plan Control Agreement.

CARRIED

RESOLUTION: 2023-193

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-012 being a report on the Grants & Donations Community Development Program;

AND FURTHER THAT Council, approves \$24,786.20 in funding from the following sources:

\$ 4,500.00 from the 2023 Community Improvement Program

\$ 2,786.20 from the 2023 Council Miscellaneous Operating Budget

\$17,500.00 be included in the 2024 budget as Council Directed Projects

CARRIED

RESOLUTION: 2023-194

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 15, 2023.

CARRIED

RESOLUTION: 2023-195

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-015 being report on Parking Control;

AND FURTHER THAT Council authorize the Mayor and Clerk to signed By-law 6000-23 being a By-law for parking control in Wellington North and repeal By-law 5000-05 in the form substantially attached, when set fines and short form wording have been approved by the Ministry of the Attorney General.

CARRIED

RESOLUTION: 2023-196

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated May 15, 2023 from Ruchika Angrish, Manager of Planning, Upper Grand District School Board regarding 2023 Long Term Accommodation Plan (LTAP) Comprehensive Report.

CARRIED

NOTICE OF MOTION

No notice of motion tabled

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern (Ward 3):

- Arthur Chamber of Commerce is planning for the July 1st celebrations and looking for volunteers.

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure meeting will be held on June 5th.
- Attended a Saugeen Valley Conservation Authority meeting on May 18th. There is a SVCA Ag Advisory Committee meeting on June 6th.
- Attended the doctor recruitment for Centre Wellington, which includes Arthur, on May 18th.
- Attended a ROMA meeting on May 11. He will be attending a ROMA meeting on June 7, 8, and 9 in Prince Edward County.

BY-LAWS

- a. By-law Number 035-23 being a by-law to amend By-law 127-22 being a by-law to establish the fees and charges for various services provided by the municipality
- b. By-law Number 036-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Park Lot 2 and known Municipally as 405 Wellington St. E., 5053745 Ontario Inc.)

RESOLUTION: 2023-197

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 035-23 and 036-23 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating the Mount Forest Royal Canadian Legion Branch 134

The mission of The Royal Canadian Legion is to serve Veterans and their families, to promote Remembrance, and to serve our communities and our country. There are more than 1350 branches across Canada. Community involvement includes

supporting local Veterans and seniors; supporting youth sports and other programs; volunteering to help those in need; and offering a place for your community to gather.

Legions are funded through membership dues, renting out our halls for events, Legion merchandise, and through donations to the Poppy Trust Fund. In addition, Legions raise a large part of their funding through various fundraising events where members volunteer their time. There are about 250,000 Legion members across Canada.

Funds raised through the Mount Forest Legion support our local community and can include outreach and assistance programs to Veterans and their families; supporting our essential community services such as our hospital; youth sports, leadership programs and activities such as Cadets, Scouts and Guides, and education; supporting seniors as well as families in need, and organizing the annual Remembrance Day ceremony.

The Mount Forest Legion relies on the support of many volunteers and is looking for new members and volunteers. Volunteers are needed to hold positions on the Executive Committee; other committees such as Sports and Entertainment; to help with events held in the rental hall; and at the annual Fireworks Festival when the Legion provides musical entertainment under the Beer Tent. The Mount Forest Legion's Fireworks Festival Beer Tent is their largest fundraiser.

The Ladies Auxiliary is a non-profit organization that operates separately from the Legion and contributes a valuable resource to the Legion. The Mount Forest Ladies Auxiliary provides volunteer as well as financial support to the Legion. They also support programs and activities at the Legion. The Ladies Auxiliary also relies on the support of volunteers and is always looking for new members.

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

CONFIRMING BY-LAW

RESOLUTION: 2023-198

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 039-23 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 23, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2023-199

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Regular Council meeting of May 23, 2023 be adjourned at 10:10 p.m.

CARRIED

MAYOR

CLERK



PLANWELL^{OM}

Wellington County Overview of Proposed PPS and OPA 119

Presentation to Wellington North Council
May 23, 2023



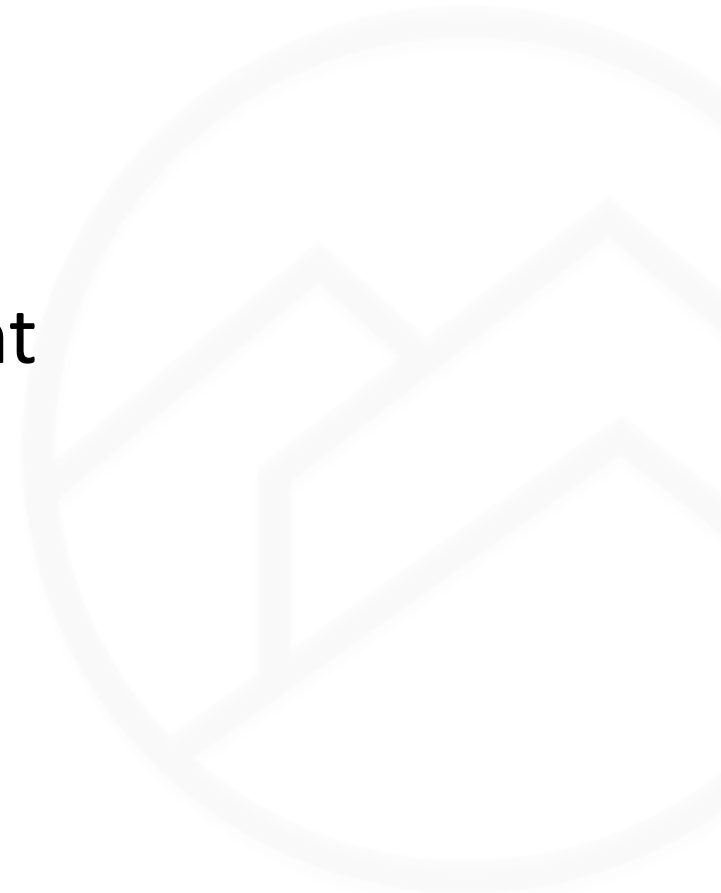
Proposed Provincial Planning Statement 2023



Proposed Provincial Planning Statement (2023 PPS)

Key Discussion Points

- Agricultural Impacts
- Urban Growth Management
- Housing Affordability



Agricultural Impacts



Agricultural Impacts

Considerably more potential for rural residential growth in Prime (and Secondary) Agricultural Areas and overall less protection of agricultural resources

Prime Agricultural Areas

- Requiring municipalities to allow up to 3 residential severances subject to criteria
 - Minimum Distance Separation
 - Size and servicing
 - Access and frontage
 - Adjacent to existing non-agricultural land uses or lower-priority agricultural lands
- Permission for two additional residential units
- New non-agricultural uses in prime agricultural areas
 - Requirement for agricultural impact assessment
 - Removal of alternative location tests

What does this mean for the Township?

- Departure from Wellington North rural growth projection from 2021 to 2051:

230 households

(about 7 units per year)

- Inconsistent with current County growth strategy which prioritizes hamlets (after urban centres)





Urban Growth Management

- 2023 PPS streamlines and simplifies approach to growth management
- No requirements for Municipal Comprehensive Review, intensification and density targets, excess lands, etc.
- Easier to expand and identify new settlement areas

What does this mean for the Township?

2022 Land Needs Assessment (LNA) results for Wellington North:

No urban expansions needed

80 ha

Existing Urban Future Development Land needed

132 ha

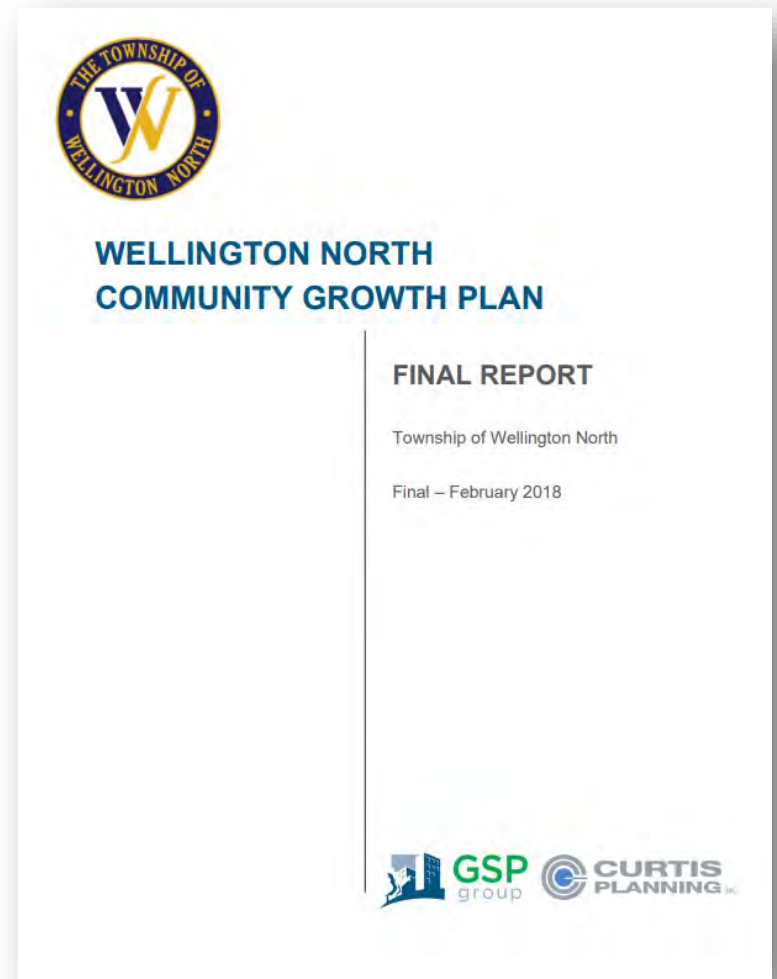
Existing Urban Lands not needed ("Excess")



2023 PPS treats land needs as a **minimum** and excess land identification no longer required

Urban Growth Management

County will continue to work with Township to implement its **Community Growth Plan**, including intensification and mixed use areas



Affordable Housing

- Removes requirements for targets for affordable market based ownership and rental housing
- Removes the definition of “affordable”
- Broadens definition of “housing options” but removes affordable housing as one of those options

Provincial Approval of OPA 119



OPA 119 County Growth Structure

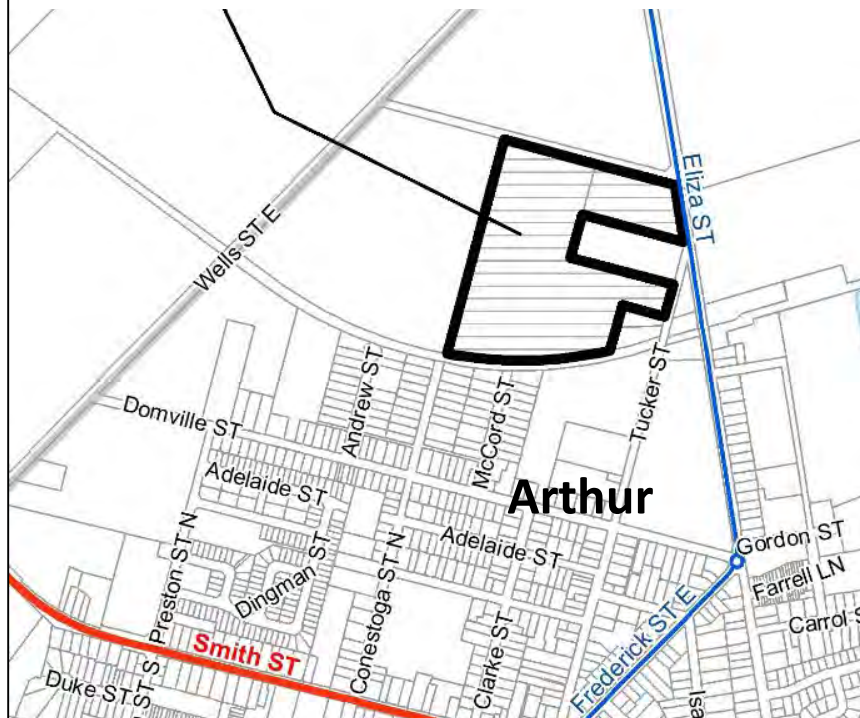
- First Official Plan Amendment as part of Municipal Comprehensive Review under the Growth Plan
- Implements County Growth Structure
- Decision is final
- Amendment requires Provincial approval
- Approved with modifications

OPA 119 County Growth Structure

- Several minor modifications
- Also major mapping modifications
 - Urban boundary expansions in Fergus, Elora/Salem, Rockwood and Clifford
- Employment area conversions in Arthur and Elora

What does this mean for the Township?

Approval of Employment Area conversion request



Conversion has been approved but Official Plan Amendment still required to allow for non-industrial use

Next Steps



Next Steps

Proposed PPS 2023

- Comments on ERO prior to June 5, 2023 deadline
- Final version expected this fall
- Interpretation and implementation

Official Plan Review

- Status update report June 2023 County Planning Committee

What does this mean for the Township?

- Official Plan Review will focus on Future Development re-designations in Arthur and Mount Forest
- Township considerations related to servicing and phasing of development



What does this mean for the County?

- Significant changes to the land use planning framework
- Impact on County Official Plan Review work plan
- Continue to work closely with Member Municipalities



2023 PPS policies continue to represent **minimum standards** and allow planning authorities to go beyond them, unless doing so would conflict with the PPS policies.



For more information

Sarah Wilhelm
Manager of Policy Planning
sarahw@wellington.ca
519.837.2600 x2130

Jameson Pickard
Senior Policy Planner
jamesonp@wellington.ca
519.837.2600 x2300

Project website: www.wellington.ca/planwell

Project email: planwell@wellington.ca

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – TUESDAY, MAY 23, 2023 AT 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

Members Present:

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

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Recreation Community Coordinator: Tasha Grafos
Senior Planner: Matthieu Daoust
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with application ZBA 05/23 Schill-Land Holdings Inc. as her employer is the agent for the applicant.

OWNERS/APPLICANT

ZBA 25/22: 2763605 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The lands subject to the proposed amendment is described as Concession 5 Part Lot 28 Part Lot 29 and known Municipally as 7514 Wellington Rd 109, geographic Township of Arthur. The property subject to the proposed amendment is approximately 34.8 ha (85.99 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The proposed amendment will revise the site specific zoning (A-13) on the subject lands to permit an expansion of the existing abattoir facility. The current zoning permits a licensed abattoir facility on a 0.4 ha (1 ac) portion of the subject lands. The applicants are proposing to expand the abattoir facility lot area to 0.8 ha (2 ac) in size. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 26th, 2023.

PRESENTATIONS

Matthieu Daoust, Senior Planner presented the report prepared by himself and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 23, 2023

Planning Opinion

The purpose of this zoning amendment is to revise the Agricultural Site Specific (A-13) to permit an expansion of the existing abattoir facility. The applicants are proposing to expand the existing abattoir facility lot area from 0.4 ha (1 ac) to 0.8 ha (2 ac) in size.

Planning Staff generally have no concerns with the application provided that the business remains small scale and secondary to the primary use of the subject property. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. A draft zoning by-law has been attached to this report for public viewing and Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Concession 5 Part Lot 28 Part lot 29 and known municipally as 7514 Wellington Rd 109. The subject property is 34.8 ha (85.99 ac) in size.

PROPOSAL

The purpose of this zoning amendment is to rezone a portion of the subject property from Agricultural (A) Zone to Agricultural Site Specific (A-13) Zone to facilitate the expansion of an existing abattoir facility lot area from 0.4 ha (1 ac) to 0.8 ha (2 ac) in size. The applicants are proposing to construct a new shop with an office that is approximately 2,371 m² (25,521.23 ft²) in size.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within a PRIME AGRICULTURAL area. Section 2.3.3.1 states that in Prime Agricultural areas, permitted uses and activities are: agricultural uses, agricultural related uses and on farm-diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.

An agriculture-related use is defined as follows: “those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity”.

WELLINGTON COUNTY OFFICIAL PLAN

The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS in the Wellington County Official Plan. Identified features include a GRCA regulated Flood Plain and Slope Valley. Under section 6.4.3 of the County Official Plan, secondary uses including home businesses and farm businesses are permitted as agricultural related uses.

Agriculture-related uses include “farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation”. Further, Section 6.4.5 of the Plan allows small scale agriculture-related businesses to serve agriculture and benefits from being in close proximity that are directly related to the farm operations.

ZONING BY-LAW

The subject lands are zoned Agricultural (A), Natural Environment (NE) and Agricultural Site Specific (A-13) Zone to permit an abattoir including uses, buildings and structures accessory hereto within a defined area of 0.4 hectares (1 acre). The applicant is seeking to amend the site specific zone on the property to capture the location of the Abattoir on the subject lands and permit an office space within the proposed shop. There are no proposed buildings to be built within the NE zone.

Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council's consideration, and is attached to this report. The proposed by-law revises the Site Specific A-13 Zone.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Jessica Conroy, Resource Planner, Grand River Conservation Authority

- Letter dated May 15, 2023 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Sabastian Altena, 7904 16th Line, nearby poultry producer, expressed concern with the expansion regarding biosecurity, specifically with avian influenza, and questioned if this would be better suited in an industrial area.

Sherry Aziz, Tony Aziz, Shamir Aziz and Adam Aziz, applicants, attended virtually. Tony Aziz responded that everyone in the industry shares concerns regarding avian influenza. Part of the reason for the expansion is to allow them to do packaging and include value added services to their business. There will be a small increase in the number of birds coming in. The additional space will allow for further processing and packaging of raw materials.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe inquired what measures will be taken to mitigate avian influenza. Adam Aziz responded that as part of the expansion plan the plant will be upgraded from its current provincial licencing to a federal licence. With that comes an expansion of the food safety program, animal welfare program and bio-security program. All of that will be taken into consideration and will be bolstered and upgraded in order to comply with the federal regulations. Will be an increase and more measures taken to comply with CFI regulations as the plant is currently governed by OMFRA.

Mayor Lennox commented that we often talk about not wanting to use agricultural land for other uses, and the bio-security issues is a poignant one today, but this is a good use for this land for this purpose. It is good to see the additional investment in this property to allow that to be a viable business in the long run.

OWNERS/APPLICANT

ZBA 05/23: Schill-Land Holdings Inc.

Councillor Burke left the meeting as she had previously declared an indirect interest with ZBA 05/23.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2. The subject property is approximately 61.47 ha (151.89 ac) in size.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) Zone to Site Specific Agricultural (A-2) Zone. This application is seeking to rezone the retained agricultural portion of the property to prohibit any future residential development. This rezoning is a condition of severance application B147-22, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.77 ha (1.9 ac) rural residential parcel with an existing dwelling and a drive shed. A 60.7 ha (150 ac) vacant agricultural parcel will be retained. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 26th, 2023.

PRESENTATIONS

Matthieu Daoust, Senior Planner presented the report prepared by himself and Asavari Jadhav, Junior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 23, 2023

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject land. Upon further review it is identified that additional relief is required to recognize the existing drive shed as an accessory building on the severed parcel. This rezoning is a condition of severance application B147-22, that was granted provisional consent by the Wellington County Land Division Committee in February 2023. The consent will sever 0.77 ha (1.9 ac) rural residential parcel with an existing dwelling and a drive shed from the retained 60.7 ha (150 ac) vacant agricultural.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings.

INTRODUCTION

The property subject to the proposed amendment is legally described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2. The proposal is a condition of a recent severance application B147-22 on the property. The proposed severed parcel is 0.77 ha (1.9 ac) with an existing dwelling and a drive shed. A vacant agricultural parcel of 60.7 ha (150 ac) is retained.

PROPOSAL

The proposal of this zoning amendment application is to prohibit future residential development on the retained agricultural portion of the subject land. Further, to recognize the existing drive shed as an accessory building on the severed parcel. This rezoning is a condition of severance application B147-22, that was granted provisional approval by the Wellington County Land Division Committee in February 2023. The consent will sever the existing dwelling and a drive shed from the agricultural parcel under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated as PRIME AGRICULTURE and CORE GREENLANDS. Identified features include a GRCA regulated Flood Plain. This application is submitted to facilitate condition of the proposed severance application B147-22. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. 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.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will apply the standard A-2 which will restrict any future residential development on the retained agricultural parcel. Further Site Specific Agricultural (A-116) will be applied which will recognize the existing drive shed as an accessory building on the severed parcel.

Draft Zoning By-law Amendment

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Andrew Herreman, Resource Planning Technician, Grand River Conservation Authority

- Letter dated May 15, 2023 (No Objection)

REQUEST FOR NOTICE OF DECISION

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

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

No one was present to provide comments, ask or answer questions regarding the application.

COMMENTS/QUESTIONS FROM COUNCIL

No comments or questions from Council.

Councillor Burke returned to the meeting.

ADJOURNMENT

RESOLUTION: 005-2023

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Public Meeting of May 23, 2023 be adjourned at 7:25 pm.

CARRIED

MAYOR

CLERK

Members Meeting #1-2023

January 25, 2023

Members Present: Alison Lobb, Alvin McLellan, Matt Duncan, Kevin Freiburger, Megan Gibson, Dave Turton, Evan Hickey, Myles Murdock, Ed McGugan, Anita van Hittersum, Andrew Fournier

Others Present: Ed Podniewicz, Cory Bilyea

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Danielle Livingston, Financial Services Coordinator
Jayne Thompson, Communications Coordinator

1. Call to Order:

Chair Duncan welcomed everyone and called the meeting to order at 7pm.

2. Declaration of Pecuniary Interest:

There were no pecuniary interests.

3. Minutes:

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #11-2022 held on December 21, 2022 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #1-23

Moved by: Alvin McLellan

Seconded by: Dave Turton

THAT the minutes from the General Membership meeting #11-2022 held on December 21, 2022 be approved.
(carried)

4. Business out of the Minutes:

- a) Implementing Regulations Bill 23 re: conservation authorities: Report #1-2023

Report #1-2023 was presented and the following motion was made:

Motion FA #2-23

Moved by: Dave Turton

Seconded by: Megan Gibson

THAT Report #1-23 be accepted for information purposes.
(carried)

5. Presentation: 2022 Work Plan Highlights:

Jayne Thompson made a presentation on the 2022 work plan highlights.

6. Business Requiring Direction and or Decision:

- a) Review of Members 2022 Work Plan: Report #2-2023

Report #2-2023 was presented and the following motion was made:

Motion FA #3-23

Moved by: Myles Murdock

Seconded by: Ed McGugan

THAT Report #2-2023 is accepted as presented.
(carried)

- b) Year End Revenue/Expenditure Review: Report #3-2023

Report #3-2023 was presented and the following motion was made:

Motion FA #4-23

Moved by: Dave Turton

Seconded by: Alvin McLellan

THAT the year-end surpluses and deficits outlined in Report #3-2023 be directed to the appropriate accumulated surplus categories;
AND THAT all deferred revenue be directed to the projects identified in the 2023 draft budget.
(carried)

c) Review of Members Manual: Report #4-2023

Report #4-2023 was presented and the following motion was made:

Motion FA #5-23

Moved by: Ed McGugan

Seconded by: Alison Lobb

THAT the Members Manual for 2023 be adopted.

AND THAT the term “closed” be inserted in the manual to replace “in camera”.
(carried)

d) Declarations for Chair & Vice Chairs: Report #5-2023

Report #5-2023 was presented for information purposes.

Ed McGugan indicated interested in running for first Vice-Chair and Matt Duncan expressed interest in running for the position of Chair.

e) Final Agenda for Annual Meeting: Report #6-2023

Report #6-2023 was presented and the following motion was made:

Motion FA #6-23

Moved by: Evan Hickey

Seconded by: Anita van Hittersum

THAT the agenda for the Annual Meeting be adopted with the addition of staff introductions;

AND THAT a presentation on forest health be included as well as a presentation on the Maitland Conservation Foundation’s fundraising campaign.
(carried)

7. Consent Agenda

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

- a) Agreements signed: Report #7-2023
- b) Revenue/Expenditure Report for December: Report #8-2023
- c) Correspondence for Information

The following motion was made:

Motion FA #7-23**Moved by: Dave Turton****Seconded by: Evan Hickey**

THAT Report #7-2023 through Report #8-2023 along with their respective recommended motions as outlined in the Consent Agenda is approved.
(carried)

8. Chair and Members Reports

Dave Turton reported that he attended the ROMA convention in Toronto and noted that Conservation Ontario had a display at the convention. He also noted that the planning director for Huron County and Sid Van Der Veen from R.J. Burnside and Associates were on a panel that outlined stewardship projects undertaken through the Huron Clean Water Project that MVCA helps to deliver.

**9. Adjournment - Next Meeting Date, Wednesday, February 15, 2023, at 2:00pm.
Meeting to be held at the Wroxeter Hall.**

The members meeting adjourned at 8:10 pm with the following motion:

Motion FA #8-23**Moved by: Alison Lobb****Seconded by: Dave Turton**

THAT the members meeting be adjourned.
(carried)



Matt Duncan
Chair



Phil Beard
General Manager
Secretary-Treasurer

Members Meeting #2-2023

February 8, 2023

Members Present:	Alison Lobb, Alvin McLellan, Matt Duncan, Kevin Freiburger, Dave Turton, Evan Hickey, Myles Murdock, Ed McGugan, Anita van Hittersum
Regrets:	Andrew Fournier, Megan Gibson
Others Present:	Ed Podniewicz, Cory Bilyea
Staff Present:	Phil Beard, General Manager-Secretary-Treasurer Jeff Winzenried, Flood Forecasting Coordinator

1. Call to Order:

Chair Duncan welcomed everyone and called the meeting to order at 7:02pm.

2. Declaration of Pecuniary Interest:

There were no pecuniary interests.

3. McGuffin Gully Erosion Control Engineering Assessment Project: Report #8-2023

Report #8-2023 was presented and the following motion was made:

Motion FA #9-23

Moved by: Myles Murdock

Seconded by: Evan Hickey

THAT the McGuffin Gully Erosion Control Structure Assessment Project be included in MVCA's 2023 budget;

AND THAT the Chair and Vice Chair be authorized to approve the engineering firm for this project and report back to the Members at the March 15th meeting.

(carried)

4. Adjournment - Next Meeting Date, Wednesday, February 15, 2023, at 2:00pm. Meeting to be held at the Wroxeter Hall.

The members meeting adjourned at 7:15pm with the following motion:

Motion FA #10-23

Moved by: Ed McGugan

Seconded by: Anita Van Hittersum

THAT the members meeting be adjourned.
(carried)



Matt Duncan
Chair



Phil Beard
General Manager
Secretary-Treasurer



Membership Minutes

Annual Meeting of the Membership #3-2023

Wroxeter Community Hall, Wroxeter, Ontario

February 15, 2023

- Members Present:** Matt Duncan, Alison Lobb, Ed McGugan, Kevin Freiburger, Anita van Hittersum, Alvin McLellan, Myles Murdock, Evan Hickey, Sharen Zinn, Andrew Fournier
- Members Absent:** Dave Turton, Megan Gibson, Ed Podniewicz
- Staff Present:** Phil Beard, Jayne Thompson, Stewart Lockie, Cheryl Dobbyn, Dave Nuhn, Jason Moir, Barry Skinn, Anna Soleski, Erica Magee, Sarah Gunnewiek, Erin Gouthro, Patrick Huber-Kidby, Karlene Zurbrigg
- Others in Attendance:** Kriss Snell – Chair, MCF; Larry Allison – Huron-Kinloss, John Thompson & Liz Petrie – Town of Goderich, Jennifer Stephens – SVCA, Roger Watt, Cheryl Matheson, , Deb Shewfelt, Jim Campbell, Vince Judge, , Glen McNeil, Warden – Huron County, Dave Burns, Robert McEachern, Dianne Dosman, Shirley Moore, Marg Beard, Jodi Snell, David Yates, Cory Bilyea, Matthew Rae, Evan Carey, Jim Ginn, Richard Keeso

1. Welcome and Remarks by the Chair, Matt Duncan

Chair Duncan called the meeting to order at 2:00pm and welcomed everyone to MVCA's 72nd Annual Meeting.

He reviewed the meeting objectives which were as follows:

- Presentation of Staff Service Awards
- Presentation to Retiring Members
- Election of Officers
- Presentation: Forest Health in the Watershed

2. Introduction of the Members of Maitland Conservation for 2023

Chair Duncan invited all the Members of the Maitland Valley Conservation Authority introduce themselves and the Municipalities that they represent.

3. Introduction of guests: Matt Duncan introduced the following guests:

He introduced Glen McNeil-Warden of the County of Huron; Jim Ginn, Mayor of Central Huron; Mathew Ray, MPP and Jennifer Stephens, GM SVCA.

4. Chairs Remarks:

I have had the honour of serving as MVCA's Chair for the past year. It has been a privilege and an honour to work with the members over that time. We have accomplished a lot and we have developed a strong plan for the future. Some of the highlights include:

- Developing a services and programs agreement with 14 out of 15 member municipalities; On behalf of the Members, I would like to thank our member municipalities for their support. The approval of this agreement allows MVCA to plan our work for the next four years.
- The completion of phase 2 of the restoration of the Gorrie Conservation area for watershed residents to enjoy. I would especially like to thank the Township of Howick for developing the trail along the north side of the conservation area.
- The completion of the Scott Municipal Drain Watershed Restoration project. This project started in 2005 and was completed in 2022. The municipal drain has now been restored as a brook trout stream and with the support of North Huron and Bruce Power these works have been incorporated into the municipal drain report.
- OMAFRA and MECP's continuing leadership and support for the Healthy Lake Huron collaborative. It is a model for how Federal, Provincial can work with conservation authorities, counties, and other community groups to improve the health and resiliency of the rivers and streams that flow into Lake Huron. This work also helps to improve the water quality along the nearshore of Lake Huron, so that we will have fewer beach closures due to poor water quality.

I would like to especially thank our MPP's Lisa Thompson and Matthew Rae for their willingness to meet and to help champion the work of rural conservation authorities. Your support and assistance is appreciated, especially as we navigate our way through the changes to the conservation authorities act.

To our member municipalities, I would like to thank you for your continued support of MVCA over the past year. We appreciate your willingness to support our work and to work in partnership with us. We can accomplish a lot when we work together.

These are challenging times for both municipalities and conservation authorities. I would like to thank the Maitland Conservation Foundation and the John Hindmarsh Environmental Trust Fund Board for their continuing efforts to raise money to help MVCA to upgrade the infrastructure in our conservation areas and to use for restoring natural areas across the watershed.

I would also like to thank the staff for their dedication, commitment, and perseverance as we navigate the changes to the conservation act. Your professionalism and work ethic are appreciated by me and all the members.

5. Introduction of New Staff:

Matt Duncan introduced Anna Soleski, Environmental Planner-Regulations Officer and Karleen Zurbrigg, Environmental Planner-Regulations Officer to the members.

6. Presentation of Staff Service Awards: Ed McGugan, Vice Chair

Ed McGugan made a presentation to the following staff and thanked them for their years of service with the authority.

- a) Patrick Huber-Kidby, Planning & Regulations Supervisor: 5 years
- b) Erin Gouthro, Watershed Ecologist: 10 years
- c) Cheryl Dobbyn, Clerk: 15 years
- d) Jayne Thompson, Communications-IT-GIS Coordinator: 30 years

7. Presentation to Retiring Members: Roger Watt, Kevin Freiburger, Cheryl Matheson, and Dave Turton

Chair Duncan made a presentation to Roger Watt, Kevin Freiburger, Cheryl Matheson and thanked them for their years of service with the MVCA Members. The Chair noted that Dave Turton was unable to attend the meeting and that a presentation would be made to him at a later date.

8. Election of Officers (Maitland Conservation and Maitland Source Protection Authority)

- a) Appointment of Presiding Officer and Scrutineers
- b) Election of Chair for 2023
- c) Election of Vice Chair for 2023
- d) Election of 2nd Vice Chair for 2023

Chair Duncan called for an appointment of a Presiding Officer for the election of Chair.

Motion FA #11-2023

Moved by: Alison Lobb

Seconded by: Myles Murdock

THAT Matthew Rae act as the Presiding Officer for the election of Chair, Vice and Second Vice for the Maitland Valley Conservation Authority (MVCA) and the Maitland Source Protection Authority (MSPA).
(carried)

- a) Appointment of Scrutineers by Presiding Officer

Presiding Officer Rae declared all offices vacant and called for a motion to appoint two Scrutineers.

Motion FA #12-2023**Moved by: Anita van Hittersum****Seconded by: Alison Lobb**

THAT Deb Shewfelt and Jim Campbell be appointed as Scrutineers for the election of officers;
AND THAT the Scrutineers be responsible for destroying ballots after the election if needed.
(carried)

b) Election of Chair for 2022

Presiding Officer Rae called for nominations for the position of Chair for the Maitland Valley Conservation Authority and the Maitland Source Protection Authority for 2023.

Motion FA #13-2023**Moved by: Ed McGugan**

THAT Matt Duncan be nominated for Chair of the MVCA and the MSPA for 2023.

Presiding Officer Rae called for nominations for the Chair position two more times. There were no further nominations and the Presiding Officer called for a motion to close nominations.

Motion FA #14-2023**Moved by: Andrew Fournier****Seconded by: Myles Murdock**

THAT nominations for the position of Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2022 be closed.
(carried)

Matt Duncan agreed to stand for the position of Chair in 2023.

Presiding Officer, Rae declared Matt Duncan as the Chair of the MVCA and MSPA for 2023.

c) Election of Vice-Chair for 2023

Chair, Duncan called for nominations for the position of Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2023.

Motion FA #15-2023**Moved by: Alvin McLellan**

THAT Ed McGugan be nominated for Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2023.

Presiding Officer, Duncan called for further nominations for Vice-Chair two more times and no others were made so then called for a motion to close nominations.

Motion FA #16-2023

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT nominations for the position of Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2023 be closed.
(carried)

Ed McGugan accepted the Vice-Chair position.

Chair, Duncan declared Ed McGugan as Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2023.

d) Election of 2nd Second Vice-Chair for 2023

Chair, Duncan called for nominations for the position of 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2023.

Motion FA #17-2023

Moved by: Alison Lobb

THAT Evan Hickey be nominated for 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2023.

Chair, Duncan called for further nominations for 2nd Vice-Chair and this motion was made.

Motion FA #18-2023

Moved by: Myles Murdock

Seconded by: Ed McGugan

THAT nominations for the position of 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2023 be closed.
(carried)

Presiding Officer, Duncan declared Evan Hickey as 2nd Vice-Chair of the Maitland Valley Conservation Authority and Maitland Source Protection Authority for 2022.

9. “We Are Inspired by Nature” Campaign Update: Kriss Snell, Chair, Maitland Conservation Foundation

Thank you for the invitation to address MVCA’s Members and guests this afternoon.

The Maitland Conservation Foundation (MCF) works in partnership with Maitland Valley Conservation Authority to raise funds to improve the health of forests, rivers across the watershed as well as to improve infrastructure located in MVCA's 28 conservation areas. The Foundation is a registered, charitable organization that is led by a volunteer Board of Directors.

The MCF has been raising funds for significant local projects since its incorporation in 1975. Citizens and businesses can contribute to projects that protect and restore the health and resiliency of forests and rivers.

The MCF has developed the "We are Inspired by Nature" Campaign to raise funds in two areas:

1. Restoring natural areas in flood plains, river valleys and along rivers and streams; as well as to restore the health of forests throughout the watershed. This work is needed to help natural areas develop the resiliency it needs to cope with the impacts of an increasingly unstable climate.

2. Improving Accessibility to Nature by developing and improving infrastructure, such as boardwalks, bridges, and trails in MVCA's conservation areas.

We have set a target of raising \$650,000 over the next five years through this campaign.

Some of the major projects that we are raising money for include:

- a) The construction on a picnic shelter at Wawanosh Valley Conservation Area
- b) The forest health assessment

The MCF raised a total of just over \$82,000 in 2022 that can be directed to supporting projects in 2023. We have set a target of raising another \$80,000 in 2023. I encourage all of you to support the "We are Inspired by Nature" campaign. Future generations will thank you for investing in nature!

Remember: Where Nature Thrives – People thrive. Nature is vital to our health and well-being!

I would be happy to meet with you and show you how your investment in this campaign helps to improve the health of rivers, forests and people. Information about our campaign is available at our display table located at the side of the hall. Thank you.

10. Presentation: Forest Health in the Watershed: Erin Gouthro, Watershed Ecologist

Erin Gouthro made a very informative presentation on Forest Health in the watershed to all of the members and guests.

11. Adoption of Meeting Schedule for 2023: Report #9-2023

Report #9-2023 was presented to the members and the following motion was made:

Motion FA #19-2023

Moved by: Sharen Zinn

Seconded by: Anita van Hittersum

THAT the meeting schedule for 2023 be approved as outlined in Report #9-2023 (carried)

12. Closing Remarks: Chair, MVCA

In closing I thank the members for their support over the last year and I look forward to working with the new members in 2023. Chair, Duncan then thanked everyone for attending the Maitland Valley Conservation annual meeting and asked everyone to stay for a social time after the meeting is adjourned.

13. Adjournment: Next meeting date: March 15, 2023, at 7:00 pm

The meeting adjourned at 3:34pm with the following motion:

Motion FA #20-2023

Moved by: Alvin McLellan

Seconded by: Ed McGugan

THAT the meeting be adjourned.
(carried)



Matt Duncan
Chair



Phil Beard
General Manager Secretary Treasurer



Membership Minutes

Membership Meeting #4-2023

March 15, 2023

Members Present: Alison Lobb, Megan Gibson, Andrew Fournier, Ed McGugan, Alvin McLellan, Matt Duncan, Anita van Hittersum, Evan Hickey, Sharen Zinn

Members Absent: Myles Murdock, Ed Podniewicz

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Coordinator
Chris Van Esbroeck, Watershed Stewardship Coordinator
Danielle Livingston, Administration-Financial Services Coordinator

Others Present: Paul Seebach, Seebach & Company

1. Call to Order

Chair Duncan welcomed everyone, called the meeting to order at 7:02p.m. and reviewed the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #1-2023 held on January 25, 2023, Meeting #2-2023 held on February 8, 2023 and Meeting #3, 2023 held on February 15, 2023 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #21-22

Moved by: Alvin McLellan

Seconded by: Anita van Hittersum

THAT the minutes from the General Membership Meeting #1-2023 held on January 25, 2023, Meeting #2-2023 held on February 8, 2023 and Meeting #3-2023 held on February 15, 2023 be approved. (carried)

4. **Business out of the Minutes:**

- a) McGuffin Gully Erosion Control Engineering Assessment: Report #10-2023

Report #10-2023 was presented to the members and the following motion was made:

Motion FA #21-23

Moved by: Alison Lobb

Seconded by: Ed McGugan

THAT Report #10-2023 be excepted as presented.
(carried)

5. **Presentation:**

- a) 2022 Draft Audit: Paul Seebach, Seebach and Company

Paul Seebach from Seebach and Company, Chartered Professional Accountants made a presentation and the following motion was made:

Motion FA #22-23

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT the Auditor's report for 2022 be approved as presented.
(carried)

6. **Business Requiring Decision and or Direction:**

- a) 2023 Work Plan Priorities and Budget: Report #11a & 11b-2023

Motion FA #23-23

Moved by: Megan Gibson

Seconded by: Sharen Zinn

THAT the work plan priorities as outlined in Report #11A-2023 be approved for 2023.
(carried)

Chair Duncan called for the Member's to vote on behalf of their respective Municipality on the levy apportionment as outlined in Appendix A, Report 11B. It was noted that the special levy apportionment for ACW and Central Huron were reversed in the table but that the special levies have already been approved by ACW, Central Huron and Goderich.

Municipality	Member	Assessment Value (%)	In Favour	Not In Favour	No Comment	Absent
ACW	Evan Hickey	12.51	✓			
Central Huron	Alison Lobb	9.63	✓			
Goderich	Myles Murdock	10.75				✓
Howick	Megan Gibson	4.48	✓			
Huron East	Alvin McLellan	10.53	✓			
Huron Kinloss	Ed McGugan	6.04	✓			
Mapleton	Ed Podniewicz	0.90				✓
Minto	Ed Podniewicz	6.99				✓
Morris-Turnberry	Sharron Zin	5.25	✓			
North Huron	Anita van Hittersum	5.64			✓	
North Perth	Matt Duncan	22.17	✓			
Perth East	Andrew Fournier	1.79	✓			
South Bruce	Ed McGugan	0.07	✓			
Wellington North	Ed Podniewicz	2.76				✓
West Perth	Andrew Fournier	0.47	✓			

The results of the recorded vote were 72.94% in favour therefore the following motions were carried:

Motion FA #24-23

Moved by: Meagan Gibson

Seconded by: Andrew Fournier

THAT the matching and non-matching general levy be approved at \$1,850,181 for 2023;
AND THAT the levy is apportioned to each municipality in accordance with the 2023 levy schedule.
(carried)

Motion FA #25-23

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT the 2023 budget be approved as outlined in Report #11B-2023.
(carried)

b) 2023 Draft Work Plan – Members: Report #12-2023

Motion FA #26-23

Moved by: Evan Hickey

Seconded by: Ed McGugan

THAT the work plan for 2023 be adopted as outlined in Report #12-2023
(carried)

c) Appointment to Committees: Report #13-2023

Motion FA #27-23

Moved by: Anita van Hittersum

Seconded by: Andrew Fournier

THAT Matt Duncan be appointed as the MVCA's delegate to Conservation Ontario;
 AND THAT Ed McGugan and Evan Hickey be appointed as alternates;
 THAT Matt Duncan be appointed to the Board of Directors of the Maitland Conservation Foundation for 2023;
 THAT Alison Lobb be appointed to the John Hindmarsh Environmental Trust Fund Board for 2023;
 THAT Andrew Fournier be appointed to the Personnel Committee for 2023;
 THAT Alison Lobb be appointed as the MVCA's representative to the Huron County Water Protection Steering Committee for 2023;
 AND THAT Sharen Zinn be appointed to the Carbon Footprint Initiative Leadership Team for 2023.
 (carried)

d) Appointment of Bank, Solicitors and Auditor: Report #14-2023

Motion FA #28-23

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT the MVCA's banking transactions be handled by the Wingham and Goderich Branches of the Canadian Imperial Bank of Commerce;
 AND THAT investments be made at the financial institutions offering the most favorable rate of interest to the maximum of the guaranteed limits set by the Canadian Depository Act;
 AND THAT the Members approve a bank borrowing by-law of \$200,000 for 2023 on revolving credit, at the Canadian Imperial Bank of Commerce, Wingham Branch;
 AND THAT the following solicitors be appointed to handle legal matters of the Conservation Authority for 2023: Darrell N. Hawreliak Professional Corporation, Kitchener and Greg Stewart, Donnelly & Murphy, Goderich;
 AND THAT Seebach and Company is appointed as MVCA's auditor for 2023.
 (carried)

e) Contract for Washroom Upgrades-Falls Reserve Conservation Area: Report #15-2023

Motion FA #29-23

Moved by: Evan Hickey

Seconded by: Megan Gibson

THAT the contract for the 4-Room Shower House Renovation, bid number RFP MC#23-01-FRCA be awarded to Cliff's Plumbing & Heating c/o Cliff Mann Mechanical with an RFP price of \$85,690 + HST.
 (carried)

- f) Carbon Footprint Annual Report: Report #16-2023

Motion FA #30-23

Moved by: Anita van Hittersum

Seconded by: Sharen Zinn

THAT MVCA's carbon footprint progress report and 2023 strategic actions be approved as outlined in Report # 16-2023.

(carried)

- g) North Perth Flood Plain Mapping Project: Report #17-2023

Motion FA #31-23

Moved by: Alvin McLellan

Seconded by: Megan Gibson

THAT the Members authorize the Chair and Vice Chairs to approve the selection of the consultant for the North Perth Floodplain Mapping Update project and report back to Members on the consultant selected and cost at the April 19, 2023 Members meeting.

(carried)

7. Chair and Members Reports:

Matt Duncan reported that he and the two vice chairs were meeting with Lisa Thompson on March 17th to discuss the funding for Healthy Lake Huron.

8. Consent Agenda:

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

- a) Agreements Signed: Report #18-2023
- b) Revenue-Expenditure Report for January and February 2023: Report #19-23

The following motion was made:

Motion FA #32-23

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT Report #18-2023 and Report #19-2023 along with their respective recommended motions as outlined in the Consent Agenda be approved.
(carried)

9. Adjournment: Next meeting: April 19, 2023, at 7:00 pm

The members meeting adjourned at 8:26pm with the following motion:

Motion FA #33-23

Moved by: Megan Gibson

Seconded by: Ed McGugan

THAT the Members Meeting be adjourned.



Matt Duncan
Chair



Phil Beard
General Manager / Secretary-Treasurer



Membership Minutes

Membership Meeting #5-2023

April 19, 2023

Members Present: Alison Lobb, Andrew Fournier, Ed McGugan,
Alvin McLellan, Matt Duncan, Anita van Hittersum, Evan Hickey,
Sharen Zinn, Ed Podniewicz

Members Absent: Megan Gibson, Myles Murdock

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Coordinator
Patrick Huber-Kidby, Planning/Regs. Supervisor
Jeff Winzenried, Flood Forecasting Supervisor
Jayne Thompson, Communications-IT-GIS Coordinator
Donna Clarkson, Maitland Source Protection

Others Present: Cory Bilyea, Wingham Advance Times

1. Call to Order

Chair Duncan welcomed everyone, called the meeting to order at 7:00 p.m. and reviewed the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #4-2023 held on March 15, 2023 have been circulated for information and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #34-23

Moved by: Alvin McLellan

Seconded by: Alison Lobb

THAT the minutes from the General Membership Meeting #4-2023 held on March 15, 2023 be approved.

(carried)

4. Business out of the Minutes:

- a) North Perth Flood Plain Mapping Project-RFP Results: Report #20-2023

Report #20-2023 was presented to the members and the following motion was made:

Motion FA #35-23

Moved by: Alvin McLellan

Seconded by: Alison Lobb

THAT the Members award the North Perth Floodplain Mapping Update project to Aquafor Beech Ltd. and enter into an agreement as per the proposal dated March 23, 2023.

(carried)

5. Business Requiring Decision and or Direction:

- a) Shoreline Hazard Mapping Review of Public Consultation: Report #21-2023

Report #21-2023 was presented and the following motion was made;

Motion FA #36-23

Moved by: Evan Hickey

Seconded by: Anita van Hittersum

THAT fulfilment of MVCA's mandatory notice and public engagement requirements be recognized as outlined in Member's Report # 21-2023, but that outreach work continue and approval of the updated mapping be postponed until a future meeting.

(carried)

- b) Shoreline Mapping Project Extension: Report #22-2023

Report #22-23 was presented and the following motion was made:

Motion FA #37-23

Moved by: Evan Hickey

Seconded by: Ed McGugan

THAT MVCA's Shoreline Hazard Mapping workplan expansion is approved as outlined in Member's Report # 22-2023 & the attached workplan summary provided by Zuzek Inc.

(carried)

c) Projects/Activities for Members Information: Report #23-2023

Report #23-2023 was presented and the following motion was made:

Motion FA #38-23

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT the Members have a shoreline hazards tour as well as a tour of Wawanosh Valley Conservation Area;

AND THAT the Members have information on indigenous consultation and on soil health.
(carried)

d) Government Relations Strategy: Municipalities-MPPs-MPs: Report #24-2023

Report #24-2023 was presented and the following motion was made:

Motion FA #39-23

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT the Chair and Vice Chairs meet with MP's John Nater and Ben Lobb;

AND THAT the Chair and Vice Chairs follow up with MPP's Lisa Thompson and Matthew Rae;

AND THAT MVCA send out a newsletter to all member municipalities in June;

AND FURTHER THAT presentations be made to 8 member municipalities in 2023.

(carried)

e) Policy Options for On-Line Viewing and Recording of Meetings: Report #25-2023

Report #25-2023 was presented and the following motion was developed at the meeting:

Motion FA #40-23

Moved by: Alison Lobb

Seconded by: Ed Podniewicz

THAT MVCA will live stream member meetings but will not post recordings;

AND THAT delegations must appear in person unless there are mitigating circumstances that prevent them from attending.

(carried)

f) Awarding Contract for Renovations to Workshop: Report #26-2023

Report #26-2023 was presented and the following motion was made:

Motion FA #41-23

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT the Members approve the tender price of \$ 115,500.00 (plus HST) submitted by DOMM Construction Ltd. for the design and build services for renovations to existing 20'x88' storage shed.

(carried)

g) MCF Annual Meeting and Funding for 2023: Report #27-2023

Report #27-2023 was presented and the following motion was made:

Motion FA #42-23

Moved by: Anita van Hittersum

Seconded by: Alvin McLellan

THAT MVCA send a letter of thanks to the MCF Board for their donation and support.

(carried)

6. Chair and Members Reports:

The Chair reported that he attended the Conservation Ontario meeting in Toronto on April 3, 2023.

7. Consent Agenda:

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

a) Agreements Signed-Funding Approved: Report #28-2023

b) Revenue-Expenditure Reports for March: Report #29-2023

The following motion was made:

Motion FA #43-23

Moved by: Alison Lobb

Seconded by: Ed McGugan

THAT Report #28-2023 and Report #29-2023 along with their respective recommended motions as outlined in the Consent Agenda be approved.

(carried)

8. Adjournment: Next meeting: May 17, 2023, at 7:00 pm.

Motion FA #44-23

Moved by: Anita van Hittersum

Seconded by: Evan Hickey

THAT the Members Meeting be adjourned.



Matt Duncan
Chair



Phil Beard
General Manager / Secretary-Treasurer



Grand River Conservation Authority

Summary of the General Membership Meeting – May 26, 2023

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- General Membership Composition Committee
- GM-05-23-41 - Financial Summary
- GM-05-23-45 - Changes to the Land Disposition Process for Section 38 Land Holdings
- GM-05-23-43 - ERO Posting 019-6813 - Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement
- GM-05-23-44 - Provincial Offences Act Officer Designation - Section 29 (Conservation Areas)
- Property Disposition – City of Kitchener (Closed Agenda)

Information Items

The Board received the following reports as information:

- Conservation Authorities Act Committee - May 10, 2023
- GM-05-23-42 - 2024 Budget Framework - New Regulations
- GM-05-23-40 - Cash and Investment Status
- GM-05-23-46 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- Natasha Huyer re: Wetlands Protection
- Guelph re: Provincial Amendments to Guelph Official Plan Amendment 80

Delegations

The Board heard from the following delegations:

- Martina Cotter - Entrance fees at Elora Quarry

Source Protection Authority

The General Membership of the GRCA also acts as the Source Protection Authority Board

Action Items

The SPA Board approved the resolutions in the following reports as presented in the agenda:

- SPA-05-23-01 - Source Protection Committee Appointments



WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council, Meeting of June 5, 2023
From: Darren Jones, Chief Building Official
Subject: CBO 2023-06 Building Permit Review Period Ending April 30, 2023

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-06 being the Building Permit Review for the period ending April 30, 2023.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

1. CBO 2023-05 Building Permit Review Period Ending March 31, 2023
2. CBO 2022-06 Building Permit Review Period Ending April 30, 2022

BACKGROUND

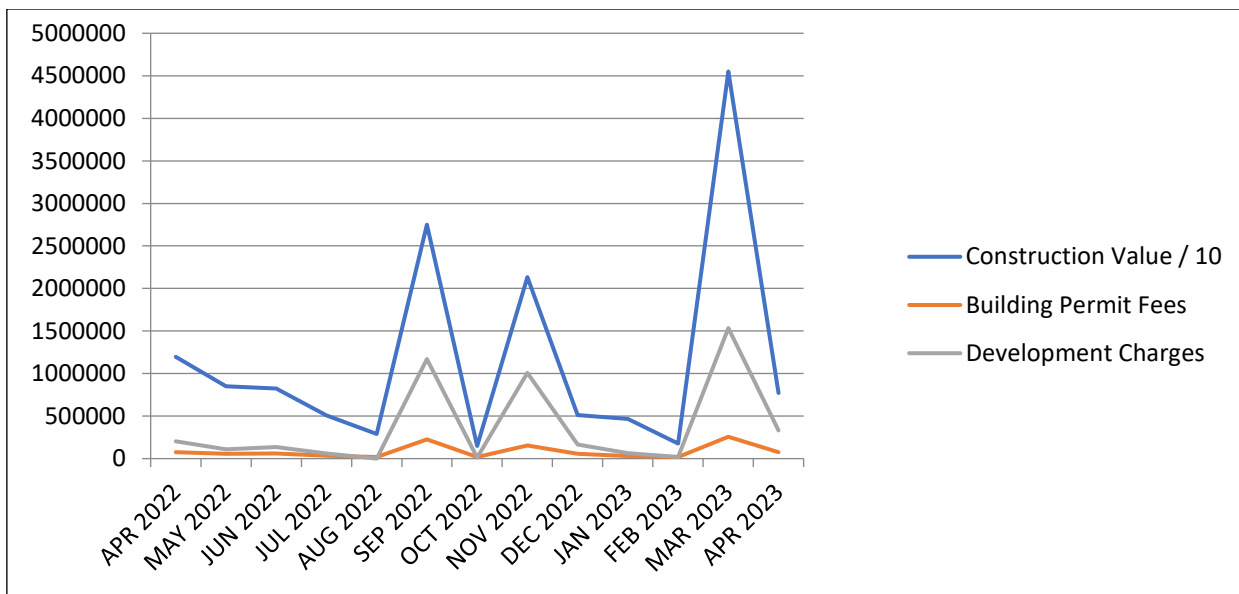
PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	DEVELOPMENT CHARGES
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Single Family Dwelling	2	850,000.00	6,000.00	19,088.00
Multi Family Dwelling	4	4,400,000.00	44,000.00	293,794.90
Additions / Renovations	5	620,000.00	6,066.02	0.00
Garages / Sheds	1	30,000.00	575.12	0.00
Pool Enclosures / Decks	2	75,000.00	484.39	0.00

Commercial	0	0.00	0.00	0.00
Assembly	0	0.00	0.00	0.00
Industrial	1	100,000.00	1,672.32	19,674.01
Institutional	0	0.00	0.00	0.00
Agricultural	4	1,610,000.00	15,346.16	0.00
Sewage System	2	40,000.00	1,040.00	0.00
Demolition	0	0.00	0.00	0.00

Monthly Total	21	7,725,000.00	75,184.01	332,556.91
Total Year to Date	111	60,584,500.00	386,791.74	1,989,411.20

12 Month Average	34	11,650,671.67	84,042.58	384,546.27
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10 Year Monthly Average	24	5,670,405.00	39,451.96	95,643.58
10 Year, Year to Date Average	33	10,956,355.00	70,612.73	261,329.01

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



A DRAGONS' DEN INSPIRED EVENT

News Release

FOR IMMEDIATE RELEASE

May 24, 2023

Over \$36, 000 in investments and loans invested at the Hawks' Nest!

WOW, what a show!

The third Hawks' Nest drew a crowd of 225 people at the Roxy Theatre in Owen Sound for a very entertaining evening!

The "Dragon's Den" inspired competition, covering the areas of Grey, Bruce, Wellington North, Minto and the City of Owen Sound, saw seven entrepreneurs pitch their business ideas to the Hawks, our local angel investors. Hawks, Tony Solecki from Caframo Ltd. (Warton), Howard Sher from Quality Homes (Wellington-North), Amanda Farrell Walsh from Miller Insurance (Kincardine), Ed Bosman from Bosman Home Front Ltd. (Minto), Rhonda Kirk from Home Décor and More by Rhonda Kirk (Owen Sound/Hanover), Craig Beck from The Beck Auto Group (Kincardine/Owen Sound). Wow! Their commitment to entrepreneurialism is remarkable. We cannot thank them enough for sharing their expertise, their time and providing financial assistance. Each Hawk committed to invest \$5,000 in the entrepreneurs during the evening, totalling a minimum of \$30,000. But after hearing the presenting entrepreneur's pitches, negotiations resulted in \$36,000 in investments as well as mentorships and more. As well, Olivia Schlosser, (Mutts About You), tied with Youth Finalist Olivia, Sierra and Cole Griffin (Griffin's Sweet Sensations) for the People's Choice Award Winners! They were presented the People's Choice Award, which included a cash prize of \$565 each and \$500 advertising certificate from Shoreline Radio each.

Entrepreneurs:

Olivia Schlosser, "Mutts About You" (Hanover), received \$5,000 in investments, mentorship and was one of the winners of the People's Choice Award and will receive \$565 cash and \$500 of Free Advertising on Shoreline Radio. Mutts About You provides organic, single ingredient pet treats. Visit her website www.muttsaboutyou101.com

Amy Caperchione, “iSUP Saugeen” (Sauble Beach), received \$3,500 in investments, as well as mentorship and marketing assistance including a feature article in Miller Insurance Magazine. iSUP Saugeen is a mobile surf shop, specializes in rentals, aquatic recreation and outdoor swim lessons and water education. Check out everything they offer at isupsaugeen.ca

Julia Downer and Sharon Black, “Black Forest Eco Oasis” (Priceville) received \$2000 in investments, marketing assistance, insurance, mentorship, and assistance with zoning and building permits processes from the hawks. They are hoping to provide off-grid, eco-friendly accommodations.

Nicole Ireland, “Stilara” (Kincardine) received \$4500 in investments, marketing, mentorship and supplier sourcing assistance. Stilara is a local artisan shop that showcases handmade, and sustainable products. Visit her store’s website www.stilarakincardineshop.com

Monique Travale, “Dill Doughs” (Kincardine), received \$7000 in investments, coverage for marketing costs, and mentorship. Dill Doughs provides handcrafted, internationally themed and inspired, artisan bread mixes. Check out what the products at www.dilldoughs.ca

Jennifer Osborn, “EcoWool Canada Inc.” (Ayton), received \$10,000 in investments and mentorship. EcoWool initiates sustainability and supports farmers by upcycling wool and fiber waste into valuable products. See everything they offer www.ecowool.ca

Youth Entrepreneur siblings **Olivia, Sierra and Cole Griffin**, “Griffin’s Sweet Sensations” (Tiverton), received \$3000 in investments, advertising, insurance and two hawks made standing 1-year orders for their products. Griffin’s Sweet Sensations provides high quality baked goods specializing in brownies and blondies. griffinssweetsensations.com

Barb and Rose had one special presentation for a second Youth Applicant. 12-year-old **Keegan Hill**, “KH Carpentry” (West Grey) was invited onto the stage to receive investment of \$500 from Rose Austin of SEDC and Barb Fisher of Bruce CFDC. Hawk Craig Beck decided to match theirs with his own \$500 investment! Find Keegan on Instagram @keeganscarpentry

The seven entrepreneurs walked away with valuable advice and feedback from the six high profile business leaders.



Back Row Left to Right: Finalists Olivia Schlosser (Mutts About You) Hanover, Cole, Sierra and Olivia Griffin (Griffin's Sweet Sensations) Tiverton, Amy Caperchione (iSUP Saugeen) Sauble Beach, Nicole Rae Ireland (Stilara) Kincardine, Monique Travale (Dill Doughs) Kincardine, Jennifer Osborn (EcoWool Canada Inc.) Ayton, Julia Downer and Sharon Black (Black Forest Eco Oasis) Priceville.

Front Row Left to Right: Hawk Investors Tony Solecki from Caframo Ltd. (Warton), Craig Beck from The Beck Auto Group (Kincardine/Owen Sound), Home Décor and More by Rhonda Kirk (Owen Sound/Hanover), Howard Sher from Quality Homes (Wellington-North), Ed Bosman from Bosman Home Front Ltd. (Minto), Amanda Farrell Walsh from Miller Insurance (Kincardine).

The third Hawks' Nest competition was deemed a huge success by the presenting partners. Rose Austin, General Manager for Saugeen Economic Development Corporation is pleased with the new partnerships formed with the Hawks and the participation of the sponsors. "Partnerships are of vital importance to any project, they are the reason for success. Small business is the backbone of our communities and with all the people involved in the Hawks' Nest, we can't fail."

"We're thrilled with the results and hope to do it again. More than 25 entrepreneurs took part in free business planning, all contestants attended expert pitch training, which definitely helped with their live presentations – they were all great, making difficult choices for the Hawks. It was an entertaining evening, and we believe everyone was a winner", commented Barb Fisher, General Manager for Bruce Community Futures Development Corporation.

Rose and Barb would like to congratulate all the entrepreneurs and thank everyone who helped to make this event a success.

Thank you to our generous Corporate and Partner Sponsors and everyone who participated.



We would also like to Thank our Partner Level Sponsors!



The SEDC and the Bruce CFDC offer a wide variety of programs and services supporting community economic development and small business growth. In particular, they provide:

- Community strategic planning and socio-economic development
- Support for community-based projects
- Business information, training and planning services, and
- Access to capital for small and medium-sized businesses and social enterprises.

The SEDC and the Bruce CFDC are not-for-profit organizations that have partnered to provide an avenue for existing businesses looking to expand and entrepreneurs wanting to start a business.

Media Contacts:

Rose Austin
SEDC
rose@sbdc.ca
www.sbdc.ca
519-799-5750 x 1



Barb Fisher
Bruce CFDC
bfisher@bruce.on.ca
www.bruce.on.ca
519-396-8141 x 111



Resources:

[Federal Economic Development Agency of Southwestern Ontario](#)

[Saugeen Economic Development Corporation](#)

[Bruce Community Futures Development Corporation](#)

The Saugeen Economic Development Corporation and the Bruce CFDC are two of 36 CFDCs in southern Ontario funded by the Federal Economic Development Agency for Southern Ontario (FedDev Ontario) through the Community Futures Program. CFDCs are independent, not-for-profit organizations delivering programs and services that support rural economic development and small business growth. They employ local staff and are each governed by a volunteer board of directors, made up of local residents representing the community.

5/29/23

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
79315	Arthur Foodland	5/25/23	\$23.94
79316	Arthur ACE Hardware	5/25/23	\$948.52
79317	Bell Mobility	5/25/23	\$1,207.42
79318	Broadline Equipment Rental Ltd	5/25/23	\$427.92
79319	Broadline Sanitation	5/25/23	\$339.00
79320	Cedar Creek Tools Ltd	5/25/23	\$379.60
79321	DataFix	5/25/23	\$9,584.25
79322	Horizon Data Services Ltd.	5/25/23	\$4,452.20
79323	Human Response Monitoring Cent	5/25/23	\$474.60
79324	Manulife Financial	5/25/23	\$32,527.51
79325	Michelin North America (Canada	5/25/23	\$6,158.25
79326	The Murray Group Limited	5/25/23	\$22,011.63
79327	PepsiCo Beverages Canada	5/25/23	\$526.30
79328	Platinum Irrigation	5/25/23	\$56.10
79329	Premier Equipment Ltd.	5/25/23	\$1,008.76
79330		5/25/23	\$348.66
79331	Royal Bank Visa	5/25/23	\$1,217.87
79332		5/25/23	\$113.88
79333		5/25/23	\$164.38
79334	Telizon Inc.	5/25/23	\$763.63
79335	The Flag Store	5/25/23	\$831.68
79336	Trevor Roberts Auto Repair	5/25/23	\$822.88
79337	Township of Centre Wellington	5/25/23	\$1,077.80
79338	Township of Puslinch	5/25/23	\$46.88
79339	Enbridge Gas Inc.	5/25/23	\$5,232.04
79340	Waste Management	5/25/23	\$1,144.24
79341	Wightman Telecom Ltd.	5/25/23	\$900.80
EFT0005105	Arthur Home Hardware Building	5/25/23	\$298.20
EFT0005106	Arthurs Fuel	5/25/23	\$6,127.46
EFT0005107	B & I Complete Truck Centre	5/25/23	\$1,779.52
EFT0005108	BackSpace Computer	5/25/23	\$4,576.50
EFT0005109	B M Ross and Associates	5/25/23	\$26,718.14
EFT0005110	CARQUEST Arthur Inc.	5/25/23	\$231.14
EFT0005111	Coffey Plumbing, Div. of KTS P	5/25/23	\$2,151.53
EFT0005112		5/25/23	\$302.49
EFT0005113	Corporate Express Canada Inc.	5/25/23	\$260.56
EFT0005114	County of Wellington	5/25/23	\$18,459.14
EFT0005115	Darroch Plumbing Ltd.	5/25/23	\$226.00
EFT0005116	Decker's Tire Service	5/25/23	\$966.15
EFT0005117	Central Square Canada Software	5/25/23	\$508.50
EFT0005118	Eric Cox Sanitation	5/25/23	\$297.99
EFT0005119	Evoqua Water Technologies	5/25/23	\$688.53
EFT0005120		5/25/23	\$1,647.91
EFT0005121	Industrial Alliance Insurance	5/25/23	\$157.83

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0005122	International Trade Specialist	5/25/23	\$1,332.20
EFT0005123	KORE Mechanical Inc.	5/25/23	\$2,135.75
EFT0005124	K Smart Associates Limited	5/25/23	\$9,997.52
EFT0005125	Lange Bros.(Tavistock) Ltd	5/25/23	\$10,438.38
EFT0005126	Marcc Apparel Company	5/25/23	\$28.25
EFT0005127	Martin Drainage	5/25/23	\$2,699.52
EFT0005128		5/25/23	\$248.59
EFT0005129	Mike Lucas	5/25/23	\$360.19
EFT0005130	Midwest Co-operative Services	5/25/23	\$601.16
EFT0005131	Ontario Buildng Official Assoc	5/25/23	\$450.63
EFT0005132	Print One	5/25/23	\$2,260.00
EFT0005133	R&R Pet Paradise	5/25/23	\$4,839.84
EFT0005134	ReeveScapes	5/25/23	\$3,229.54
EFT0005135	Reeves Construction Ltd	5/25/23	\$5,231.90
EFT0005136	Resurfice Corporation	5/25/23	\$406.80
EFT0005137	Rintoul's Pools & Spas Ltd.	5/25/23	\$1,324.34
EFT0005138	Risolv IT Solutions Ltd	5/25/23	\$5,339.24
EFT0005139	ROBERTS FARM EQUIPMENT	5/25/23	\$368.01
EFT0005140	Sanigear	5/25/23	\$918.53
EFT0005141	SGS Canada Inc.	5/25/23	\$2,171.89
EFT0005142	Shred All Ltd.	5/25/23	\$135.60
EFT0005143	Stephen Hale	5/25/23	\$1,452.05
EFT0005144	Suncor Energy Inc.	5/25/23	\$8,488.14
EFT0005145	Superior Tire Sales & Service	5/25/23	\$285.08
EFT0005146	Saugeen Valley Conservation	5/25/23	\$1,444.00
EFT0005147	Tacoma Engineers	5/25/23	\$1,932.12
EFT0005148	Teviotdale Truck Service & Rep	5/25/23	\$2,072.70
EFT0005149	Toromont Industries Ltd.	5/25/23	\$2,713.40
EFT0005150	Triton Engineering Services	5/25/23	\$5,318.03
EFT0005151	UnitedCloud Inc.	5/25/23	\$1,211.80
EFT0005152	Upanup Studios Inc.	5/25/23	\$1,932.30
EFT0005153		5/25/23	\$186.44
EFT0005154	Wellington Advertiser	5/25/23	\$1,207.61
EFT0005155	Wellington Comfort Systems Ltd	5/25/23	\$780.37
EFT0005156	Wellington North Power	5/25/23	\$77,622.42
EFT0005157	Wellington North Machine/10000	5/25/23	\$400.43
EFT0005158	W. Schwindt & Sons Bldg Const	5/25/23	\$4,294.00
EFT0005159	Young's Home Hardware Bldg Cen	5/25/23	\$1,156.43
Total Amount of Cheques:			\$325,203.53



Staff Report

To: Mayor and Members of Council Meeting of June 5, 2023
From: Tammy Stevenson, Senior Project Manager
Subject: OPS 2023-022 being a report on the award of the Township's 2023 Asphalt Program

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-022 being a report on the award of the Township's 2023 Asphalt Program;

AND FURTHER THAT Council award the Township's 2023 asphalt program to E.C. King Contracting – A Division of Miller Paving Limited at a project cost of \$1,376,373.80 excluding applicable taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with the Township's 2023 asphalt program by an additional \$ 262,885.98;

AND FURTHER THAT Council authorize the Senior Project Manager or their designate to sign any necessary agreements with the successful bidders to execute this project.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

2023 Capital Budget

BACKGROUND

The request for proposal (RFT 2023-002) for the Township's 2023 asphalt program was advertised on the Township's website starting on April 5, 2023, and closed on May 18, 2023.

Township had six (6) contractors on the bidder's list for RFT 2023-002.

The Township received three (3) submissions packages prior to RFT 2023-002 tender closing deadline from Cox Construction Limited, E.C. King Contracting – A Division of Miller Paving Limited and Steed & Evans Limited reviewed by the Township staff and evaluated on cost – see below.

E.C. King Contracting – A Division of Miller Paving Limited was the lowest cost that met the RFT as specified and Township staff recommend them for award of this RFT.

FINANCIAL CONSIDERATIONS

RFT 2023-002 – 2023 Asphalt Program

Bidder	Bid (excluding HST)
E.C. King Contracting – A Division of Miller Paving Limited	\$1,376,373.80
Cox Construction Limited	\$1,409,759.20
Steed & Evans Limited	\$1,632,074.99

Project Name	2023 Budget	The Miller Group – E.C. King Contracting (excluding HST)	+/- %
Sideroad 5W – Landfill Entrance west to Conc 9	\$120,000	\$137,500	14.58%
Line 12 – County Rd 14 to County Rd 16	\$550,000	\$600,000	9.09%
Sideroad 7E – Highway 6 and Conc 2	\$300,000	\$440,500	46.83%
Dublin Street between Queen Street West to Princess Street	\$90,000	\$83,000	-7.77%
Waterloo Street – Arthur Street to William Street	\$30,500	\$32,000	4.91%
Wellington Street West - Small patch east of Queen Street West	\$4,500	\$7,000	55.55%
Walton Street between Clarke Street to Tucker Street	\$46,000	\$41,000	-10.86%
Adelaide Street between Clarke Street to Tucker Street	\$27,000	\$33,500	24.07%
Provisional Items	---	\$3,000	N/A
Rural pulverizing and additional gravel	\$102,000	---	N/A
TOTAL	\$1,270,000	\$1,377,500	+8.46% (\$107,500)

Additional budget has been requested, rounded to nearest half-thousand, within the recommendation to allow for the asphalt tender overage amount as well as rural pulverizing (\$30,000) and additional gravel (\$100,000).

Recommended Lowest Bidder	
E.C. King Contracting – A Division of Miller Paving Limited	\$1,376,373.80
Rural pulverizing and additional gravel	\$130,000.00
Project Sub-Total	\$1,506,373.80
Applicable Tax @ 1.76%	\$26,512.18
Estimated Project Cost	\$1,532,885.98
2023 Approved Budget	\$1,270,000.00
Tender Over Budget	\$ 262,885.98

ATTACHMENTS

NA

STRATEGIC PLAN 2019 – 2022

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

Yes No N/A

Which priority does this report support?

Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Tammy Stevenson, Senior Project Manager Dale Clark, Manager of Transportation Services	<i>Tammy Stevenson</i> <i>Dale Clark</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>



WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of June 5, 2023
From: Karren Wallace, Director of Legislative Services/Clerk
Subject: CLK 2023-018 Report Council meeting Schedule for 2024

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-018 being a report Council meeting schedule for 2024.

AND FURTHER THAT Council approves the Council meeting schedule for 2024.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

CLK 2022-008 being a report Council meeting schedule for 2023

CLK 2021-018 being a report Council meeting schedule for 2022

CLK 2020-017 being a report on an amended Council meeting schedule for 2020 and setting Council meeting dates for 2021.

CLK 2019-025 being report on Council meeting schedule for 2020

CLK 2018-010 being a report on Council meeting schedule for 2019

CLK 2017-035 being a report on Council meeting schedule for 2018

BACKGROUND

Staff are presenting the proposed 2024 meeting dates in order to facilitate planning and scheduling for Council, staff, press and members of the public well in advance.

FINANCIAL CONSIDERATIONS

There is no financial implication in receiving this report or adopting the recommendation.

ATTACHMENTS

Schedule A-schedule of 2024 meetings

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

By setting the 2024 Council meeting in advance, it gives Council, staff, press and the public adequate time to plan their personal and corporate schedules.

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



WELLINGTON NORTH

SEMPER PORRO

SCHEDULE "A" 2024 COUNCIL MEETING SCHEDULE (Report CLK 2023-018)

CURRENT	TIME
Monday, January 15	2:00 PM
Monday, January 29	7:00 PM
Monday, February 12	2:00 PM
Monday, February 26	7:00 PM
Monday, March 11	2:00 PM
Monday, March 25	7:00 PM
Monday, April 8	2:00 PM
Monday, April 22	7:00 PM
Monday, May 6	2:00 PM
TUESDAY, May 21	7:00 PM
Monday, June 3	2:00 PM
Monday, June 24	7:00 PM
Monday, July 8	2:00 PM
Monday, July 22	7:00 PM
Monday, August 12	2:00 PM
Monday, August 26	7:00 PM
Monday, September 9	2:00 PM
Monday, September 23	7:00 PM
Monday, October 7	2:00 PM
Monday, October 21	7:00 PM
Monday, November 4	2:00 PM
Monday, November 18	7:00 PM
Monday December 2	2:00 PM
Monday December 16	7:00 PM

Rural Association of Ontario Conference (Jan 21-23rd)
 Ontario Good Roads Association Conference (April 21-24th)
 AMCTO Conference (June 9-12th)
 Association of Municipalities of Ontario Conference (August 18-21st)



WELLINGTON NORTH
SEMPER PORRO

Staff Report

To: Mayor and Members of Council Meeting of June 5, 2023
From: Karren Wallace, Director of Legislative Services/Clerk
Subject: CLK 2023-019 Drain maintenance 2022

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-019 being a report on Drain maintenance for 2022 for the Caudle Drain, West Luther Drain 42, Mainland Drain, Arthur Drain 10 and West Luther Drain 19.

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the by-law to provide for the levy of drain maintenance costs on various drainage works.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

BACKGROUND

Under section 74 of the Drainage Act RSO 1990 Chapter D. 17, the Township of Wellington North is responsible for the maintenance of drains constructed under Township By-laws passed under the Drainage Act.

The cost of drain maintenance is levied to lands and roads upstream of the point of maintenance.

In 2022 maintenance work was completed on the following municipal drains:

- Caudle Drain
- West Luther Drain 42
- Mainland Drain
- Arthur Drain 10
- West Luther Drain 19

FINANCIAL CONSIDERATIONS

The cost apportioned to municipal roads is \$1,329.45. Any amounts to landowners less than \$15.00 are considered write offs and those total 66.13. There is a budgeted amount for these expenditures.

ATTACHMENTS

By-law 040-2022 contained in this agenda

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

SCHEDULE A TO BYLAW NO. 040-23

Township of Wellington North Maintenance/ Repairs for 2022			
Drain	By-law	Cost	Work Completed
Arthur Drain 3	84-19	\$ 4,960.80	Ditch Cleanout
Arthur Drain 10	835	\$10,265.04	Ditch Cleanout
Caudle Drain	971	\$11,135.52	Ditch Cleanout
Mainland Drain	1013	\$ 4,813.25	Ditch Cleanout
West Luther Drain 19	962	\$ 1,279.31	Tile Repair
West Luther Drain 42	1607	\$ 6,079.69	Ditch Cleanout

SCEDULE B TO BYLAW NO. 040-23
 SCHEDULE OF ASSESSMENT - 2022 MAINTENANCE
 ARTHUR DRAIN 3
 Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No.	Total Original Assessment	Total Gross Assessment	1/3 Grant	Total Net Assessment
F	6	N 3/4 23	007-1480	\$ 101.30	\$ 63.17	\$ 21.06	\$ 42.11
	6	E 23	007-1507	\$ 2.70	\$ 1.68	\$ -	\$ 1.68
	6	S 1/4 23	007-1510	\$ -	\$ -	\$ -	\$ -
F	6	N 1/2 24	007-1506	\$ 28.00	\$ 17.46	\$ 5.82	\$ 11.64
F	7	S3/4 22	100-1000	\$ 73.00	\$ 45.52	\$ 15.17	\$ 30.35
	7	NE 22	100-0950	\$ 11.92	\$ 7.43	\$ -	\$ 7.43
F	7	23	100-0900	\$ 2,372.08	\$ 1,479.06	\$ 493.02	\$ 986.04
F	7	NW 1/4 24	100-0800	\$ 3,196.00	\$ 1,992.81	\$ 664.26	\$ 1,328.55
	7	SE 3/4 24		\$ -	\$ -	\$ -	\$ -
	7	NW 25	100-0650	\$ 46.19	\$ 28.80	\$ -	\$ 28.80
	7	NW 25	100-0700	\$ 22.47	\$ 14.01	\$ -	\$ 14.01
F	7	N 1/2 25	100-0600	\$ 755.33	\$ 470.97	\$ 156.99	\$ 313.98
F	7	S 1/2 25	100-0602	\$ 824.00	\$ 513.79	\$ 171.26	\$ 342.53
F	8	S 1/2 22	100-7200	\$ 48.00	\$ 29.93	\$ 9.98	\$ 19.95
	8	N 1/2 23	100-7300	\$ 58.00	\$ 36.16	\$ -	\$ 36.16
F	8	S 1/2 23	100-7400	\$ 62.00	\$ 38.66	\$ 12.89	\$ 25.77
F	8	N 1/2 24	100-7500	\$ 67.00	\$ 41.78	\$ 13.93	\$ 27.85
F	8	SE 1/4 24	100-7700	\$ 35.00	\$ 21.82	\$ 7.27	\$ 14.55
Total Assessment on Lands:				\$ 7,703.00	\$ 4,803.05	\$ 1,571.65	\$ 3,231.40
Concession Road 6-7				\$ 16.00	\$ 9.98	\$ -	\$ 9.98
Sideroad 24-25				\$ 237.00	\$ 147.78	\$ -	\$ 9.98
Total Assessment on Roads:				\$ 253.00	\$ 157.75	\$ -	\$ 19.95
ASSESSMENTS ARTHUR DRAIN 3 REPAIR:				\$ 7,956.00	\$ 4,960.80	\$ 1,571.65	\$ 3,251.35

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
2. All properties above in red text have either changed or were not listed in original maintenance
3. Maintenance work was completed on the Main Drain starting at the south property line of Lot 25 Concession 7 and continuing approximately 375m upstream
4. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENT - 2022 MAINTENANCE
ARTHUR DRAIN 10
Township of Wellington North

Tax Rate	Con	Lot	Roll No.	Total Original Assessment	Total Current Gross Assessment	1/3 Grant	Total Net Assessment 2022 Repair
F	11	S 1/2 23	101465	\$ 3.00	\$ 18.33	\$ 6.12	\$ 12.21
F	11	N 1/2 24	10146	\$ 12.00	\$ 73.32	\$ 24.44	\$ 48.88
F	11	25	10145	\$ 14.00	\$ 85.54	\$ 28.51	\$ 57.03
F	12	S½ 21	10185	\$ 190.00	\$ 1,160.93	\$ 386.98	\$ 773.95
F	12	22	10186	\$ 410.98	\$ 2,511.14	\$ 837.05	\$ 1,674.09
F	12	23	10189	\$ 749.02	\$ 4,576.62	\$ 1,525.52	\$ 3,051.10
F	12	24	10190	\$ 251.00	\$ 1,533.65	\$ 511.22	\$ 1,022.43
F	12	25	10191	\$ 50.00	\$ 305.51	\$ 101.84	\$ 203.67
Total Assessments on Lands:				\$ 1,680.00	\$ 10,265.04	\$ 3,421.68	\$ 6,843.36
TOTAL ASSESSMENTS ARTHUR DRAIN 10:				\$ 1,680.00	\$ 10,265.04	\$ 3,421.68	\$ 6,843.36

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
2. All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
3. Maintenance work was completed on the Main Drain starting at HWY 6 north of HWY 109 and continuing approximately 1500m upstream
4. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
CAUDLE DRAIN
Township of Wellington North

Farm Tax Rated				Total Original Assessment	Total Current Gross Assessment	1/3 Grant	Total Net Assessment 2022 Repair
	Con	Lot	Roll No.				
F	3	N½ E½ 32	18-086	\$ 378.00	\$ 192.01	\$ 64.00	\$ 128.00
F	3	S½ E½ 32	18-087	\$ 557.00	\$ 282.93	\$ 94.31	\$ 188.62
F	3	E½ 31	18-088-10	\$ 747.06	\$ 379.47	\$ 126.49	\$ 252.98
	3	E½ 31	18-087-50	\$ 27.62	\$ 14.03	\$ -	\$ 14.03
	3	E½ 31	18-087-70	\$ 707.59	\$ 359.42	\$ -	\$ 359.42
F	3	E½ 30	18-079	\$ 469.80	\$ 238.64	\$ 79.55	\$ 159.09
	3	E½ 30	18-079-05	\$ 23.20	\$ 11.78	\$ -	\$ 11.78
F	4	W½ 32 & Gore 33	18-108-10	\$ 5,243.95	\$ 2,663.68	\$ 887.88	\$ 1,775.80
F	4	W½ 32 & Gore 33	18-108	\$ 177.05	\$ 89.93	\$ 29.98	\$ 59.96
F	4	W½ 31	18-107	\$ 3,480.52	\$ 1,767.95	\$ 589.32	\$ 1,178.63
	4	W½ 31	18-107-02	\$ 52.48	\$ 26.66	\$ -	\$ 26.66
F	4	N½ E½ 31	18-111	\$ 1,224.00	\$ 621.74	\$ 207.25	\$ 414.49
F	4	Pt N½ E½ 31	18-110	\$ 15.00	\$ 7.62	\$ 2.54	\$ 5.08
F	4	S½ E½ 31	18-112	\$ 810.00	\$ 411.44	\$ 137.15	\$ 274.30
F	4	W½ 30	18-106-50	\$ 1,802.63	\$ 915.65	\$ 305.22	\$ 610.44
	4	E½ 30	18-113	\$ 98.85	\$ 50.21	\$ -	\$ 50.21
F	4	E½ 30	18-114	\$ 2,880.51	\$ 1,463.17	\$ 487.72	\$ 975.45
F	4	W½ 29	18-106	\$ 632.00	\$ 321.03	\$ 107.01	\$ 214.02
F	4	W½ 28	18-105	\$ 83.00	\$ 42.16	\$ 14.05	\$ 28.11
F	5	W½ 31	18-133	\$ 134.00	\$ 68.07	\$ 22.69	\$ 45.38
	5	W½ 30	18-132	\$ 364.65	\$ 185.22	\$ -	\$ 185.22
F	5	W1/2 30	181-32-50	\$ 7.35	\$ 3.74	\$ 1.25	\$ 2.49
Total Assessments on Lands:				\$ 19,916.28	\$ 10,116.55	\$ 3,156.40	\$ 6,960.15
	Con Road 3-4			\$ 589.00	\$ 299.18	\$ -	\$ 299.18
	Sideroad 30-31			\$ 518.00	\$ 263.12	\$ -	\$ 263.12
	Con Road 4-5			\$ 142.00	\$ 72.13	\$ -	\$ 72.13
	Highway 9			\$ 759.00	\$ 385.54	\$ -	\$ 385.54
Total Assessments on Roads:				\$ 2,008.00	\$ 1,019.97	\$ -	\$ 1,019.97
TOTAL ASSESSMENTS CAUDLE DRAIN REPAIR:				\$ 21,924.28	\$ 11,136.52	\$ 3,156.40	\$ 7,980.13

Notes:

- All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
- Maintenance work was completed on the Main Drain, Branch 'H' and Branch 'L' starting at the 3rd line in Lot 33 Concession 4 and continuing approximately 3,200m upstream
- Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
MAINLAND DRAIN
Township of Wellington North

Farm Tax Rated				Original	Current Year		Net
	Con	Lot	Roll No.	Assessment Total	Gross Assessment	Applicable Grant	Assessment
F	2	17	14-066	\$ 1,575.00	\$ 1,332.78	\$ 444.26	\$ 888.52
F	2	W½ 18	14-067	\$ 1,653.00	\$ 1,398.79	\$ 466.26	\$ 932.52
F	2	C W1/2 18	14-067-02	\$ 63.00	\$ 53.31	\$ 17.77	\$ 35.54
F	2	Pt. E½ 18	14-068	\$ 1,194.00	\$ 1,010.38	\$ 336.79	\$ 673.58
	2	Pt. E½ 18	14-069	\$ 3.00	\$ 2.54	\$ -	\$ 2.54
F	3	N½ SPt 18	14-070-50	\$ 48.00	\$ 40.62	\$ 13.54	\$ 27.08
F	3	S½ SPt 18	14-070-60	\$ 50.00	\$ 42.31	\$ 14.10	\$ 28.21
	3	PtS½ SPt 18	14-071	\$ 10.00	\$ 8.46	\$ -	\$ 8.46
Total Assessments on Lands West Luther:				\$ 4,596.00	\$ 3,889.19	\$ 1,292.73	\$ 2,596.46
	Concession Rd. 2-3			\$ 39.00	\$ 33.00	\$ -	\$ 33.00
	1/2 Town Line			\$ 78.00	\$ 66.00	\$ -	\$ 66.00
Total Assessments on Roads West Luther:				\$ 117.00	\$ 99.01	\$ -	\$ 99.01
TOTAL ASSESSMENTS WEST LUTHER:				\$ 4,713.00	\$ 3,988.19	\$ 1,292.73	\$ 2,695.46
TOTAL ASSESSMENTS GRAND VALLEY:				\$ 975.00	\$ 825.06	\$ 216.63	\$ 608.43
TOTAL ASSESSMENTS MAINLAND DRAIN REPAIR:				\$ 5,688.00	\$ 4,813.25	\$ 1,509.36	\$ 3,303.89

Notes:

- All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
- All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
- Maintenance work was completed on the Main Drain starting in Lot 17 Concession and continuing approximately 500m upstream
- West Luther Roll numbers have been abbreviated to exclude the first 8 digits (23490000), East Luther Roll Numbers have been abbreviated to exclude the first 9 digits (220400000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
WEST LUTHER DRAIN 19
Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No	Original Assessment Total	Total Current Gross Assessment	1/3 Grant	TOTAL Net Assessment
F	8	N 1/2 1	15-120	\$ 225.00	\$ 70.60	\$ 23.53	\$ 47.07
	8	Pt N1/2 1	15-120-90	\$ 4.00	\$ 1.26	\$ -	\$ 1.26
	8	Pt N1/2 1	15-121	\$ 2.00	\$ 0.63	\$ -	\$ 0.63
	8	Pt W Pt 2	15-121-10	\$ 2.00	\$ 0.63	\$ -	\$ 0.63
F	8	W Pt 2	15-122	\$ 214.00	\$ 67.15	\$ 22.38	\$ 44.77
	8	Pt 2 & 3	15-123	\$ 300.00	\$ 94.14	\$ -	\$ 94.14
	8	3	15-124	\$ 60.00	\$ 18.83	\$ -	\$ 18.83
	8	4	15-126	\$ -	\$ -	\$ -	\$ -
	8	W Pt 5	15-127	\$ -	\$ -	\$ -	\$ -
F	9	1 & W½ 2	15-173	\$ 1,892.00	\$ 593.68	\$ 197.89	\$ 395.79
	9	Pt 1	15-173-50	\$ 4.00	\$ 1.26	\$ -	\$ 1.26
Total Assessment on West Luther Lands:				\$ 2,703.00	\$ 848.16	\$ 243.81	\$ 604.35
	Con. Road 8-9			\$ 201.00	\$ 63.07	\$ -	\$ 63.07
	Con. Road 10-11			\$ -	\$ -	\$ -	\$ -
	Side Road 3-4			\$ -	\$ -	\$ -	\$ -
	Townline Arthur			\$ 546.00	\$ 171.33	\$ -	\$ 171.33
Total Assessment on West Luther Roads:				\$ 747.00	\$ 234.40	\$ -	\$ 234.40
F	1	E 1/2 13	008-005	\$ 342.00	\$ 107.31	\$ 35.77	\$ 71.54
F	1	14	008-003-60	\$ 285.00	\$ 89.43	\$ 29.81	\$ 59.62
Total Assessment on Arthur Lands:				\$ 627.00	\$ 196.74	\$ 65.58	\$ 131.16
TOTAL ASSESSMENTS WEST LUTHER DRAIN No. 19:				\$ 4,077.00	\$ 1,279.31	\$ 309.39	\$ 969.91

Notes:

- All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
- All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
- Maintenance work was completed on the Branch "I" in Lot 2 Concession 9
- Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
WEST LUTHER DRAIN 42
Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No.	Original Assessment Total	2022 Gross Assessment	Applicable Grant	Net Assessment
F	2	N½ E½ 4	014-042	\$ 19.00	\$ 27.37	\$ 9.12	\$ 18.25
F	2	W½ 5	014-043	\$ 60.00	\$ 86.44	\$ 28.81	\$ 57.63
F	2	E½ 5	014-044	\$ 1,070.00	\$ 1,541.53	\$ 513.84	\$ 1,027.69
F	2	Pt N½ 6	014-044-50	\$ 800.60	\$ 1,153.42	\$ 384.47	\$ 768.95
F	2	Pt N½ 6	014-045	\$ 1,143.40	\$ 1,647.27	\$ 549.09	\$ 1,098.18
	2	Pt N½ 6	014-046	\$ -	\$ -	\$ -	\$ -
	2	Pt N½ 6	014-046-50	\$ -	\$ -	\$ -	\$ -
F	2	S½ 6	014-047	\$ 18.00	\$ 25.93	\$ 8.64	\$ 17.29
F	3	W½ 4	014-099	\$ 30.00	\$ 43.22	\$ 14.41	\$ 28.81
F	3	E½ 4 & W½ 5	014-097-50	\$ 466.00	\$ 671.36	\$ 223.79	\$ 447.57
F	3	E½ 5	014-097	\$ 298.00	\$ 429.32	\$ 143.11	\$ 286.22
F	3	S½ W½ 6	014-096	\$ 35.00	\$ 50.42	\$ 16.81	\$ 33.62
	3	S½ 6	014-096-20	\$ 23.00	\$ 33.14	\$ -	\$ 33.14
F	3	SE½ 6	014-095	\$ 6.00	\$ 8.64	\$ 2.88	\$ 5.76
Total Assessment on Lands:				\$ 3,969.00	\$ 5,718.08	\$ 1,894.98	\$ 3,823.10
Sideroad 6-7				\$ -	\$ -	\$ -	\$ -
Concession Road 2-3				\$ 251.00	\$ 361.61	\$ -	\$ 361.61
Total Assessment on Roads:				\$ 251.00	\$ 361.61	\$ -	\$ 361.61
TOTAL ASSESSMENTS WEST LUTHER DRAIN NO. 42:				\$ 4,220.00	\$ 6,079.69	\$ 1,894.98	\$ 4,184.71

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
2. All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
3. Maintenance work was completed on the Main Drain starting at Sideroad 7 and working upstream to Line 2
4. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

RE: Streamlining of Approvals under the *Aggregate Resources Act* and Supporting Policy

Greetings,

Ontario's aggregate industry plays a key role in our government's vision to Build Ontario, supporting vital development and jobs across the province. The Ministry of Natural Resources and Forestry (the ministry) is proposing changes to [Ontario Regulation 244/97](#) under the *Aggregate Resources Act* to expand the list of changes that can be made to existing pit or quarry site plans without ministry approval, called self-filing changes (subject to conditions and eligibility), as well as seeking feedback on a new policy that provides direction for making changes to licences, permits and site plans that do require ministry approval.

The ministry is proposing to expand the list of small or routine site plan changes to an existing pit or quarry that can be self-filed, provided they satisfy detailed eligibility requirements and specified conditions. If approved, five additional site plan changes will be added to the list of self-filed amendments in the regulation. These are:

- Enabling recyclable aggregate material to be imported (concrete, asphalt, bricks, glass, or ceramics) to aggregate sites
- Adding or relocating entrances or exits to aggregate sites when the operator can provide proof of the relevant road authority approval for the change
- Adding, removing or changing portable processing equipment at aggregate sites (e.g., for crushing or screening aggregate material)
- Adding, removing or changing portable concrete or asphalt plants where required for public authority projects
- Adding, removing or changing above-ground fuel storage at aggregate sites

In addition, the ministry is proposing a new policy to clarify requirements including notification requirements when amendments are proposed to existing licenses, permits, or site plans that require ministry approval. The ministry is also outlining criteria or considerations to determine whether these changes are significant or not.

Amendment requests can include changes to site plans, conditions of a licence or permit, or any other information normally included on licences, permits, or wayside permits (e.g., name of operator, address, etc.). Amendment requests can vary in type and complexity ranging from small or administrative changes to significant changes to operations and rehabilitation. Significant changes may require consultation and notification.

We invite you to review the changes and offer comments.

**Ministry of Natural Resources and Forestry**

Resources Planning and Development
Policy Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

Ministère des Richesses Naturelles et des Forêts

Direction des politiques de planification et d'exploitation des ressources
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7

A complete summary of the proposed regulatory and policy changes can be found on the Environmental Registry at the following address: www.ero.ontario.ca. Then search for notice: 019-6767.

There are several ways you can comment on this proposal, including:

1. Directly through the Environmental Registry posting (click on the "Submit a comment" button)
2. By email to aggregates@ontario.ca, or
3. By mail to:

Resources Development Section
Ministry of Natural Resources and Forestry
300 Water Street, 2nd Floor South
Peterborough, ON K9J 3C7

If you have any questions, you can contact Jamie Prentice at aggregates@ontario.ca.

Sincerely,

Jennifer Keyes,
Director, Resources Planning and Development Policy Branch



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/ERAMOSA

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

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.

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

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. 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

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.

SABR-055 also proposes an approximately 0.2 ha settlement area removal.

SABR-041 also proposes to offset expansion by removals elsewhere.

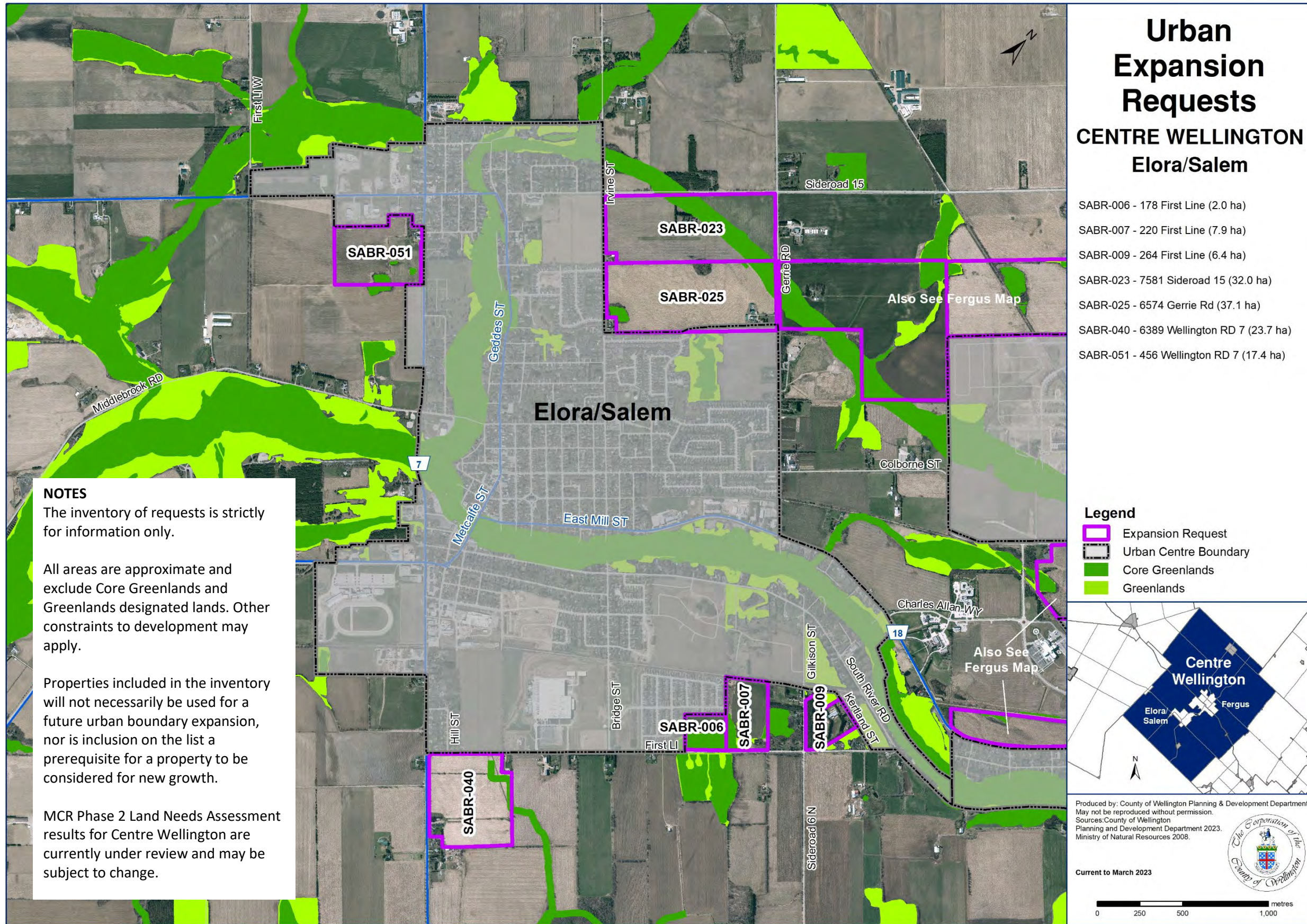
Inventory of Urban Expansion Requests

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



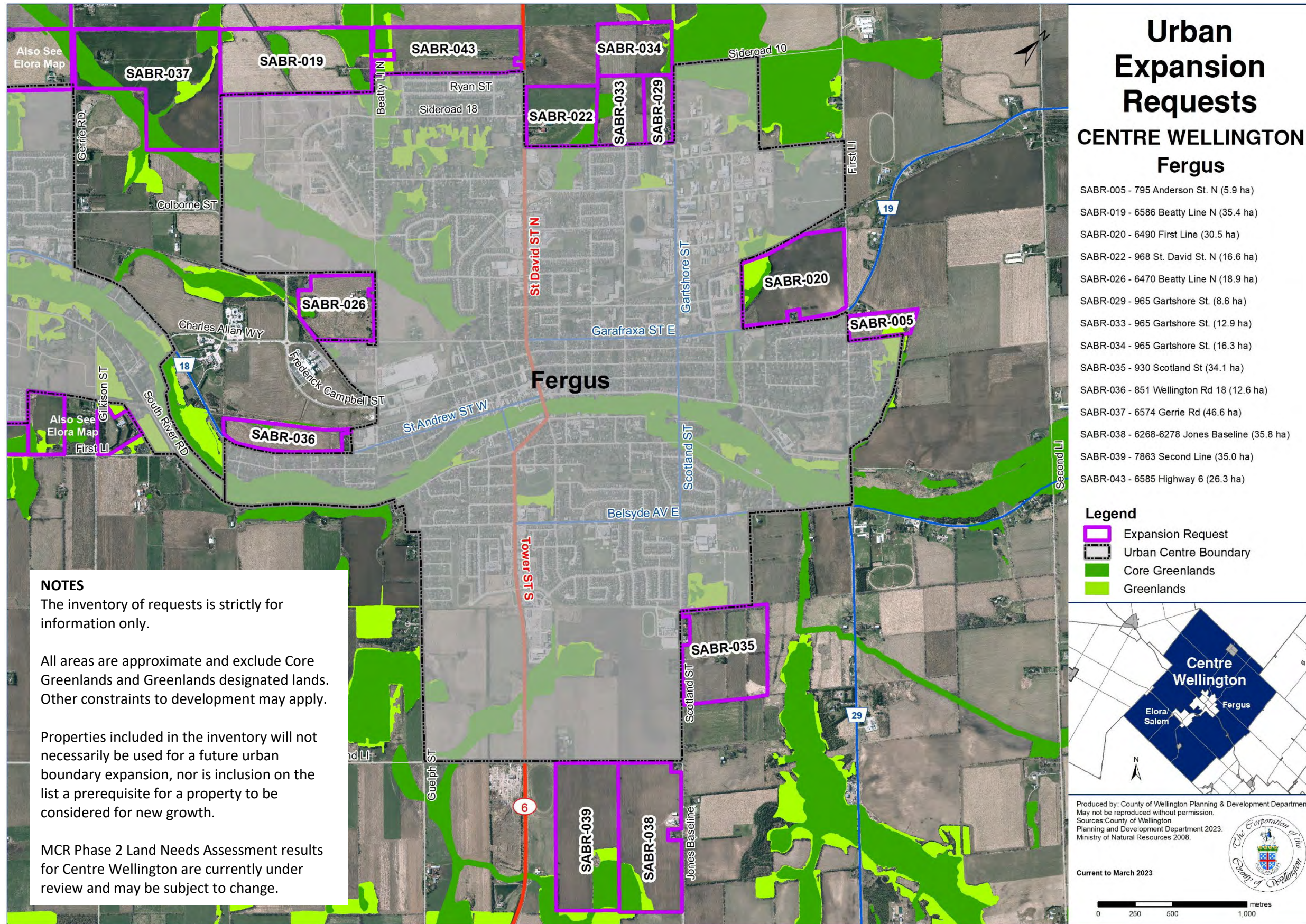
Produced by: County of Wellington Planning & Development Department
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 Sources: County of Wellington Planning and Development Department 2023.
 Ministry of Natural Resources 2008.

Current to March 2023

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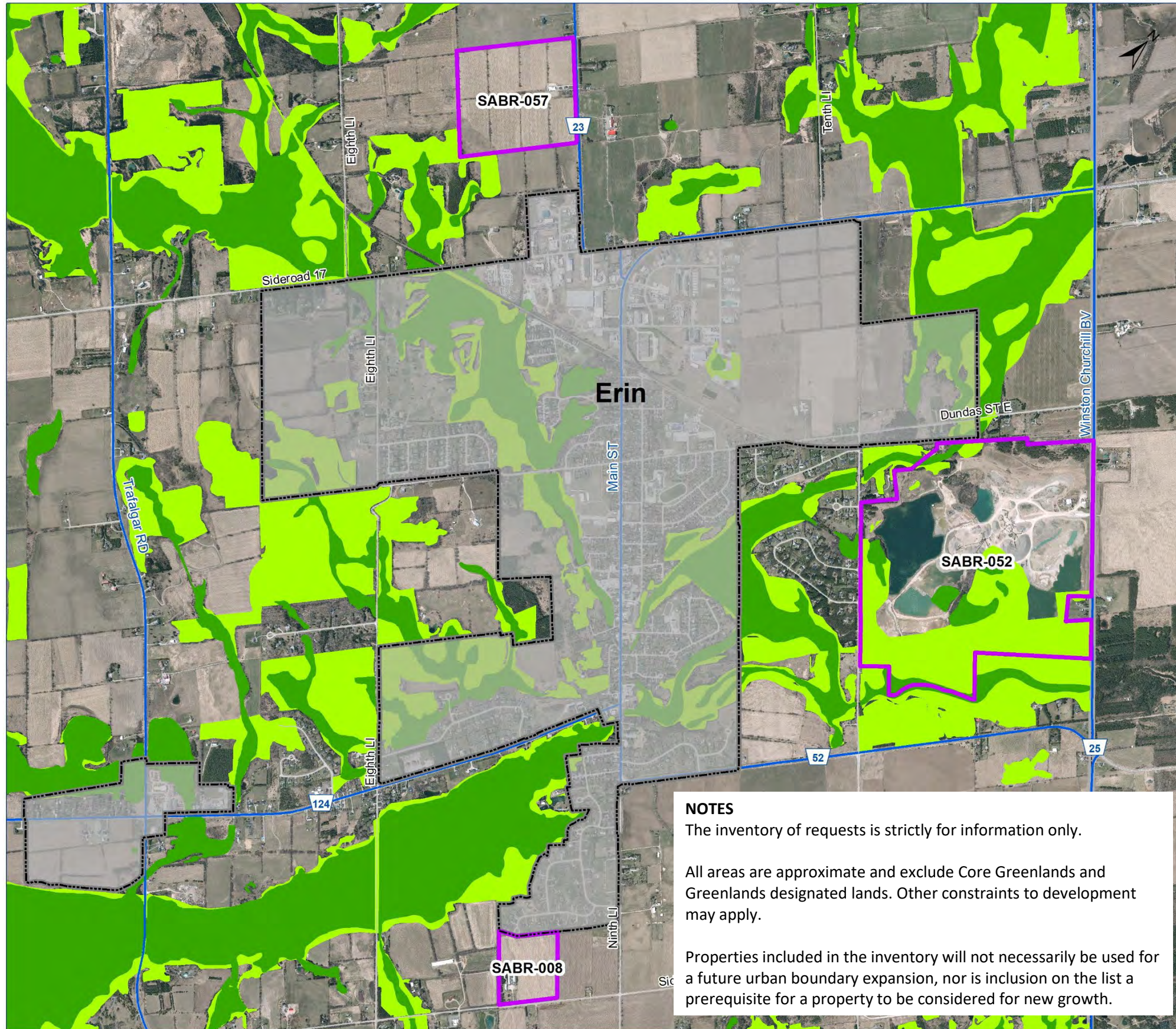
MCR Inventory
 County of Wellington Official Plan Review

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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



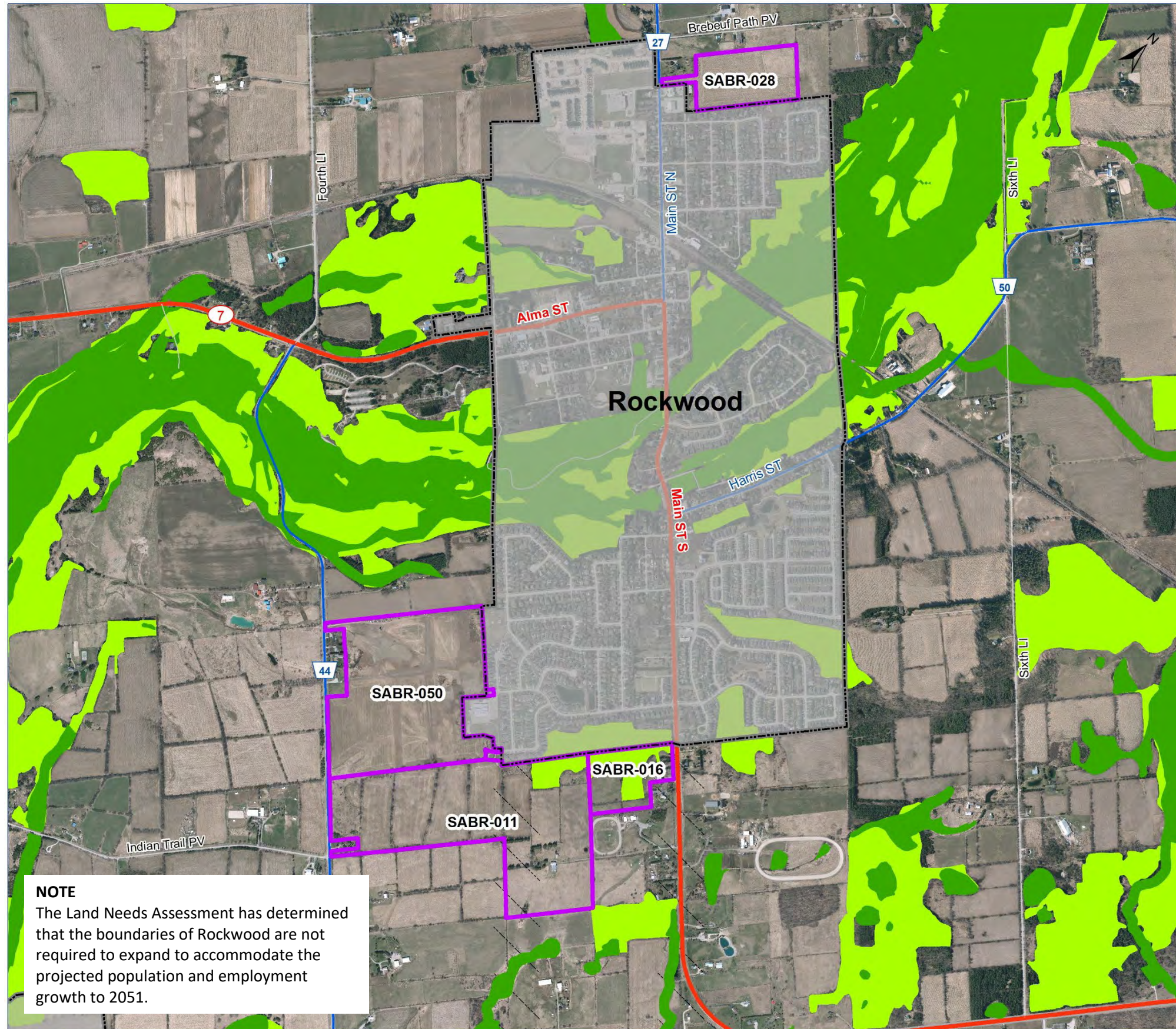
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 Sources: County of Wellington Planning and Development Department 2023.
 Ministry of Natural Resources 2008.

Current to March 2023

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 Inventory
 County of Wellington Official Plan Review

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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

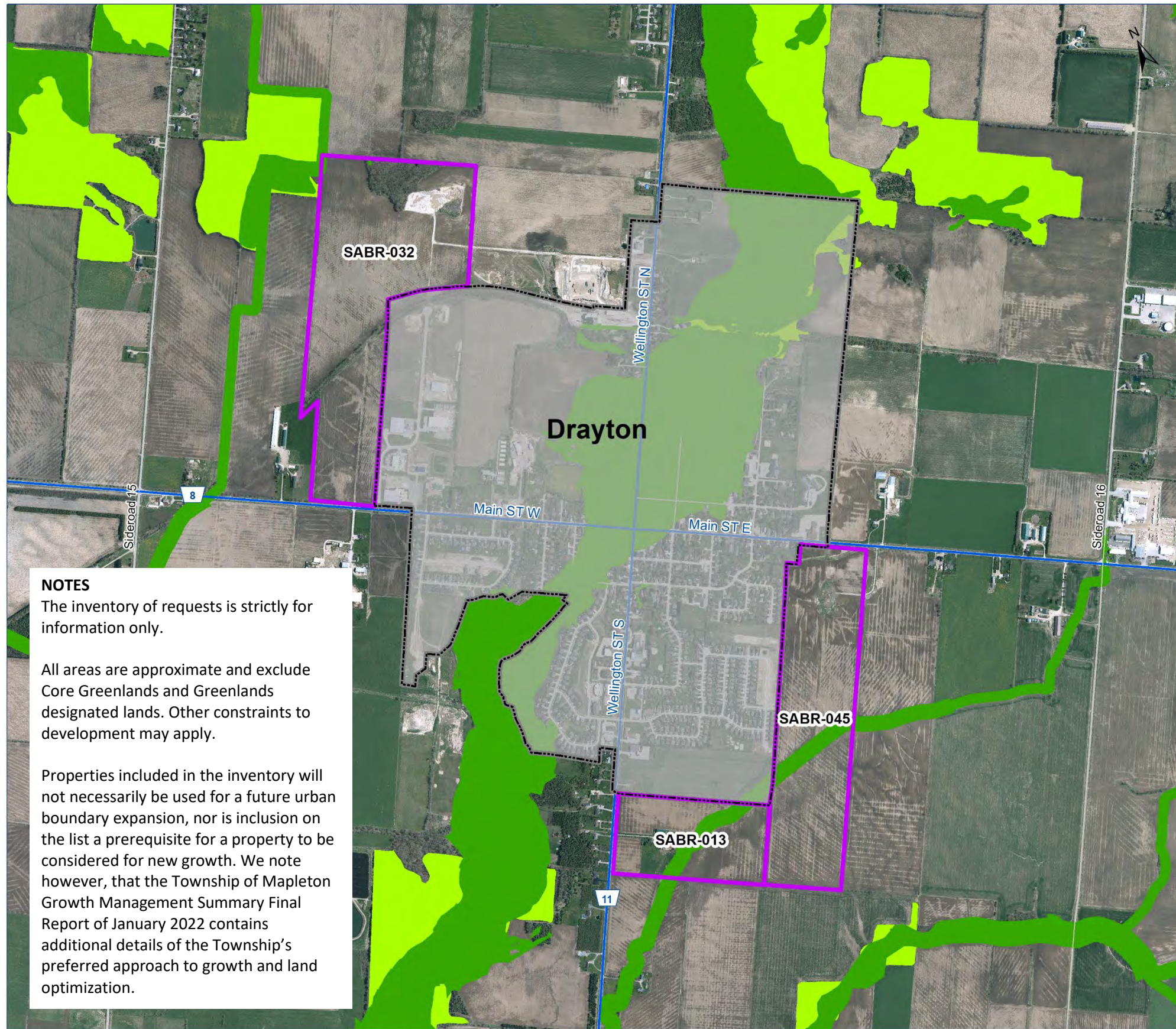
- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands

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 Ministry of Natural Resources 2008.

Current to March 2023

MCR Inventory
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NOTES

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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. 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.

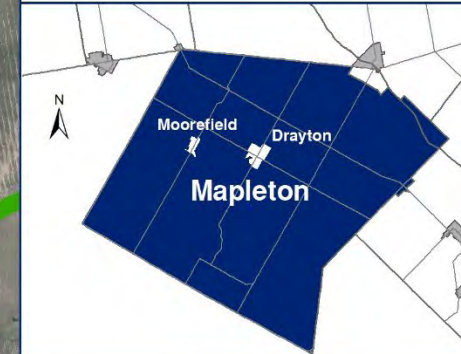
Urban Expansion Requests

MAPLETON Drayton

- SABR-013
7133 Wellington RD 11 (16.1 ha)
- SABR-032
8067 Wellington Rd 8 (55.0 ha)
- SABR-045
7950 Wellington Rd 8 (38.2 ha)

Legend

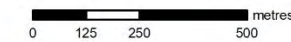
- Expansion Request
- Urban Centre Boundary
- Core Greenlands
- Greenlands



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 Ministry of Natural Resources 2008.

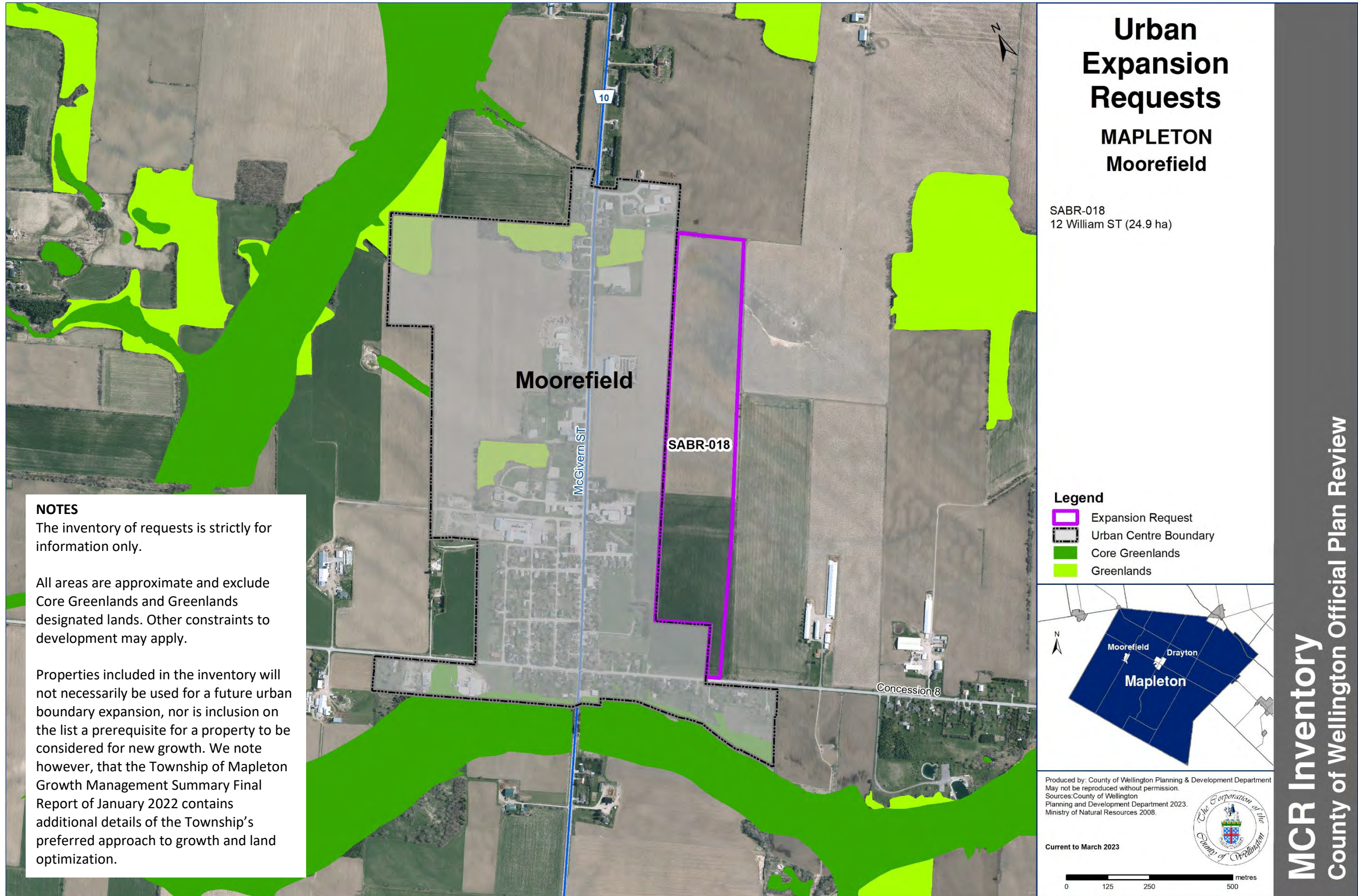


Current to March 2023

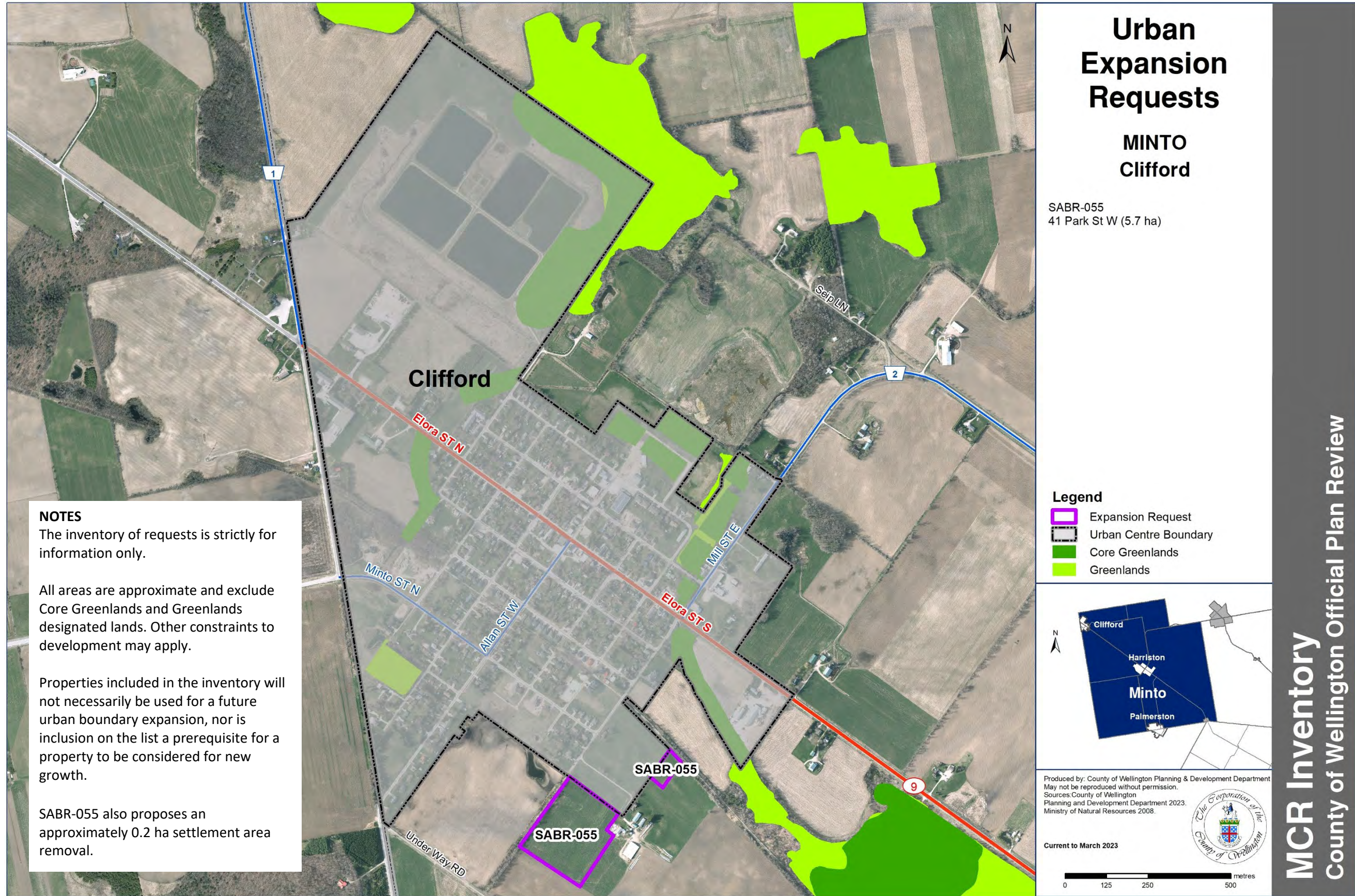


MCR Inventory
County of Wellington Official Plan Review

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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.

SABR-055 also proposes an approximately 0.2 ha settlement area removal.

Urban Expansion Requests

MINTO Clifford

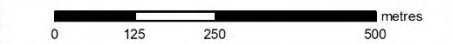
SABR-055
 41 Park St W (5.7 ha)

- Legend**
- Expansion Request
 - Urban Centre Boundary
 - Core Greenlands
 - Greenlands



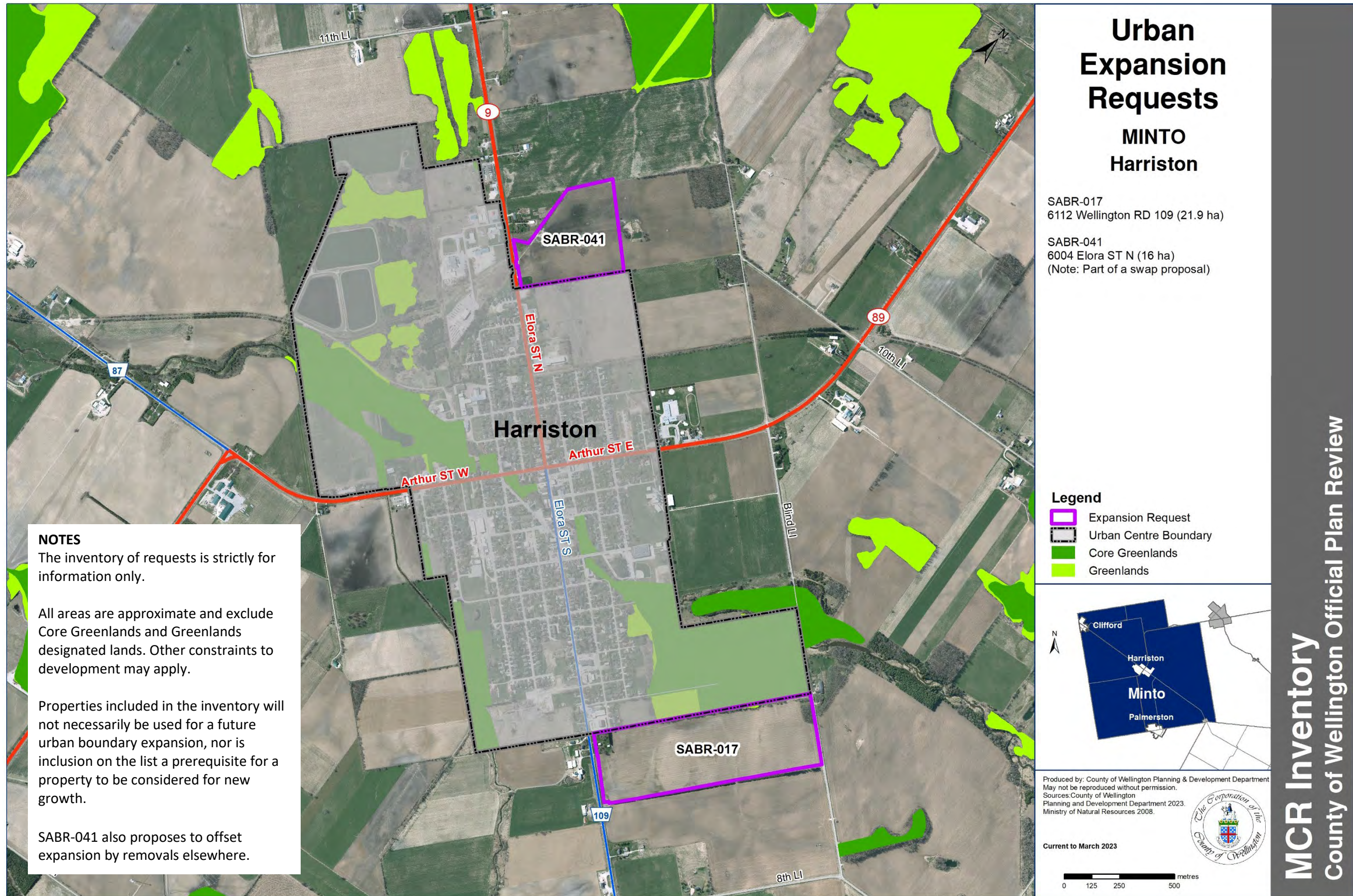
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 Ministry of Natural Resources 2008.

Current to March 2023



MCR Inventory
 County of Wellington Official Plan Review

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Urban Expansion Requests

MINTO

Harriston

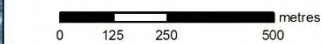
- SABR-017
6112 Wellington RD 109 (21.9 ha)
- SABR-041
6004 Elora ST N (16 ha)
(Note: Part of a swap proposal)

- Legend**
- Expansion Request
 - Urban Centre Boundary
 - Core Greenlands
 - Greenlands



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 Ministry of Natural Resources 2008.

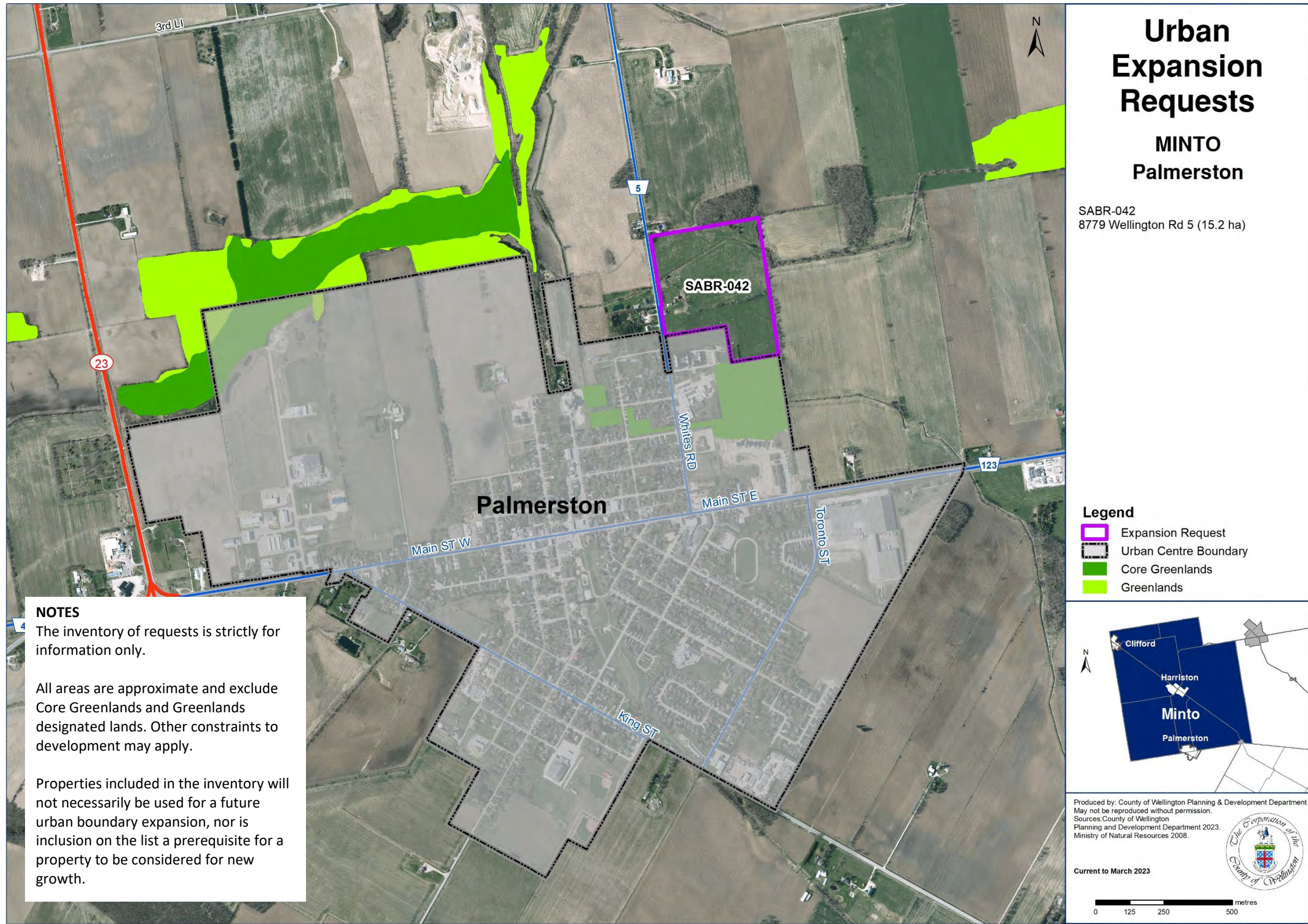
Current to March 2023



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.
 SABR-041 also proposes to offset expansion by removals elsewhere.

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MCR Inventory
 County of Wellington Official Plan Review



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

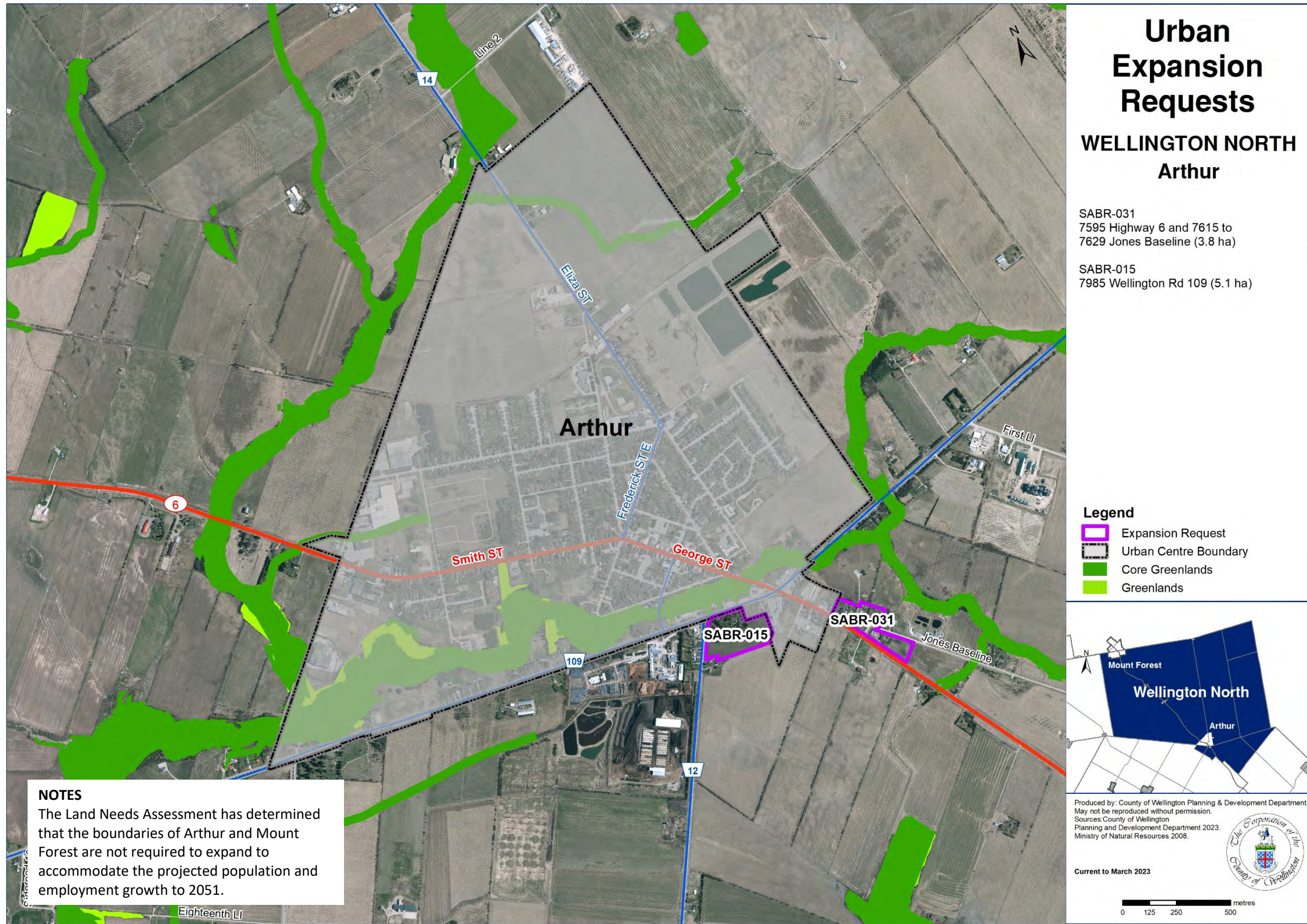
The inventory of requests is strictly for information only.

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 Inventory
County of Wellington Official Plan Review

Document Path: F:\LIS\Projects\2022\SettlementAreaBoundaryExpansionRequests\UrbanBoundaryExpansion_Palmerston.mxd



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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 Sources: County of Wellington Planning and Development Department 2023.
 Ministry of Natural Resources 2008.

Current to March 2023

0 125 250 500 metres

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

Document Path: F:\LIS\Projects\2022\SettlementAreaBoundaryExpansionRequests\UrbanBoundaryExpansion_Arthur.mxd

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

BY-LAW NUMBER 040-23

**BEING A BY-LAW TO PROVIDE FOR THE LEVY OF DRAIN
MAINTENANCE COSTS ON VARIOUS DRAINAGE WORKS IN
THE TOWNSHIP OF WELLINGTON NORTH IN THE COUNTY OF
WELLINGTON**

WHEREAS under section 74 of the Drainage Act RSO 1990 Chapter D. 17, the Township of Wellington North is responsible for the maintenance of drains constructed under Township By-laws passed under the Drainage Act;

AND WHEREAS the cost of drain maintenance is to be levied to lands and roads upstream of the point of maintenance in accordance with the current By-law applicable to the drain;

AND WHEREAS in 2022 the Township Drainage Superintendent undertook drain maintenance on the drains as listed in Schedule A attached;

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

1. That the maintenance costs of the drains listed in Schedule A shall be levied to the assessed lands and roads in accordance with the provisions of the applicable Engineer's report and the By-law which adopted the report as listed in Schedule A;
2. That the eligible lands the final cost levied shall be reduced by the amount of grants received from OMAFRA under Section 85 of the Act;
3. That the maintenance costs to be levied for the various drains listed in Schedule A shall be outlined in Schedule B attached and the amounts shown in Schedule B shall be due within 30 days of the date to the invoice for the amount owing, after which time the amount due will be added to the Township Tax Roll;
4. That the assessments on Schedule B less than \$15 shall be paid from general funds of the Township of Wellington North
5. This By-law shall be in full force and effect on the passage thereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 23RD DAY OF MAY, 2023.**

**_____
ANDREW LENNOX, MAYOR**

**_____
KARREN WALLACE, CLERK**

SCHEDULE A TO BYLAW NO. 040-23

Township of Wellington North Maintenance/ Repairs for 2022			
Drain	By-law	Cost	Work Completed
Arthur Drain 3	84-19	\$ 4,960.80	Ditch Cleanout
Arthur Drain 10	835	\$10,265.04	Ditch Cleanout
Caudle Drain	971	\$11,135.52	Ditch Cleanout
Mainland Drain	1013	\$ 4,813.25	Ditch Cleanout
West Luther Drain 19	962	\$ 1,279.31	Tile Repair
West Luther Drain 42	1607	\$ 6,079.69	Ditch Cleanout

SCEDULE B TO BYLAW NO. 040-23
 SCHEDULE OF ASSESSMENT - 2022 MAINTENANCE
 ARTHUR DRAIN 3
 Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No.	Total Original Assessment	Total Gross Assessment	1/3 Grant	Total Net Assessment
F	6	N 3/4 23	007-1480	\$ 101.30	\$ 63.17	\$ 21.06	\$ 42.11
	6	E 23	007-1507	\$ 2.70	\$ 1.68	\$ -	\$ 1.68
	6	S 1/4 23	007-1510	\$ -	\$ -	\$ -	\$ -
F	6	N 1/2 24	007-1506	\$ 28.00	\$ 17.46	\$ 5.82	\$ 11.64
F	7	S3/4 22	100-1000	\$ 73.00	\$ 45.52	\$ 15.17	\$ 30.35
	7	NE 22	100-0950	\$ 11.92	\$ 7.43	\$ -	\$ 7.43
F	7	23	100-0900	\$ 2,372.08	\$ 1,479.06	\$ 493.02	\$ 986.04
F	7	NW 1/4 24	100-0800	\$ 3,196.00	\$ 1,992.81	\$ 664.26	\$ 1,328.55
	7	SE 3/4 24		\$ -	\$ -	\$ -	\$ -
	7	NW 25	100-0650	\$ 46.19	\$ 28.80	\$ -	\$ 28.80
	7	NW 25	100-0700	\$ 22.47	\$ 14.01	\$ -	\$ 14.01
F	7	N 1/2 25	100-0600	\$ 755.33	\$ 470.97	\$ 156.99	\$ 313.98
F	7	S 1/2 25	100-0602	\$ 824.00	\$ 513.79	\$ 171.26	\$ 342.53
F	8	S 1/2 22	100-7200	\$ 48.00	\$ 29.93	\$ 9.98	\$ 19.95
	8	N 1/2 23	100-7300	\$ 58.00	\$ 36.16	\$ -	\$ 36.16
F	8	S 1/2 23	100-7400	\$ 62.00	\$ 38.66	\$ 12.89	\$ 25.77
F	8	N 1/2 24	100-7500	\$ 67.00	\$ 41.78	\$ 13.93	\$ 27.85
F	8	SE 1/4 24	100-7700	\$ 35.00	\$ 21.82	\$ 7.27	\$ 14.55
Total Assessment on Lands:				\$ 7,703.00	\$ 4,803.05	\$ 1,571.65	\$ 3,231.40
Concession Road 6-7				\$ 16.00	\$ 9.98	\$ -	\$ 9.98
Sideroad 24-25				\$ 237.00	\$ 147.78	\$ -	\$ 9.98
Total Assessment on Roads:				\$ 253.00	\$ 157.75	\$ -	\$ 19.95
ASSESSMENTS ARTHUR DRAIN 3 REPAIR:				\$ 7,956.00	\$ 4,960.80	\$ 1,571.65	\$ 3,251.35

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
2. All properties above in red text have either changed or were not listed in original maintenance
3. Maintenance work was completed on the Main Drain starting at the south property line of Lot 25 Concession 7 and continuing approximately 375m upstream
4. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
CAUDLE DRAIN
Township of Wellington North

Farm Tax Rated				Total Original Assessment	Total Current Gross Assessment	1/3 Grant	Total Net Assessment 2022 Repair
	Con	Lot	Roll No.				
F	3	N½ E½ 32	18-086	\$ 378.00	\$ 192.01	\$ 64.00	\$ 128.00
F	3	S½ E½ 32	18-087	\$ 557.00	\$ 282.93	\$ 94.31	\$ 188.62
F	3	E½ 31	18-088-10	\$ 747.06	\$ 379.47	\$ 126.49	\$ 252.98
	3	E½ 31	18-087-50	\$ 27.62	\$ 14.03	\$ -	\$ 14.03
	3	E½ 31	18-087-70	\$ 707.59	\$ 359.42	\$ -	\$ 359.42
F	3	E½ 30	18-079	\$ 469.80	\$ 238.64	\$ 79.55	\$ 159.09
	3	E½ 30	18-079-05	\$ 23.20	\$ 11.78	\$ -	\$ 11.78
F	4	W½ 32 & Gore 33	18-108-10	\$ 5,243.95	\$ 2,663.68	\$ 887.88	\$ 1,775.80
F	4	W½ 32 & Gore 33	18-108	\$ 177.05	\$ 89.93	\$ 29.98	\$ 59.96
F	4	W½ 31	18-107	\$ 3,480.52	\$ 1,767.95	\$ 589.32	\$ 1,178.63
	4	W½ 31	18-107-02	\$ 52.48	\$ 26.66	\$ -	\$ 26.66
F	4	N½ E½ 31	18-111	\$ 1,224.00	\$ 621.74	\$ 207.25	\$ 414.49
F	4	Pt N½ E½ 31	18-110	\$ 15.00	\$ 7.62	\$ 2.54	\$ 5.08
F	4	S½ E½ 31	18-112	\$ 810.00	\$ 411.44	\$ 137.15	\$ 274.30
F	4	W½ 30	18-106-50	\$ 1,802.63	\$ 915.65	\$ 305.22	\$ 610.44
	4	E½ 30	18-113	\$ 98.85	\$ 50.21	\$ -	\$ 50.21
F	4	E½ 30	18-114	\$ 2,880.51	\$ 1,463.17	\$ 487.72	\$ 975.45
F	4	W½ 29	18-106	\$ 632.00	\$ 321.03	\$ 107.01	\$ 214.02
F	4	W½ 28	18-105	\$ 83.00	\$ 42.16	\$ 14.05	\$ 28.11
F	5	W½ 31	18-133	\$ 134.00	\$ 68.07	\$ 22.69	\$ 45.38
	5	W½ 30	18-132	\$ 364.65	\$ 185.22	\$ -	\$ 185.22
F	5	W1/2 30	181-32-50	\$ 7.35	\$ 3.74	\$ 1.25	\$ 2.49
Total Assessments on Lands:				\$ 19,916.28	\$ 10,116.55	\$ 3,156.40	\$ 6,960.15
	Con Road 3-4			\$ 589.00	\$ 299.18	\$ -	\$ 299.18
	Sideroad 30-31			\$ 518.00	\$ 263.12	\$ -	\$ 263.12
	Con Road 4-5			\$ 142.00	\$ 72.13	\$ -	\$ 72.13
	Highway 9			\$ 759.00	\$ 385.54	\$ -	\$ 385.54
Total Assessments on Roads:				\$ 2,008.00	\$ 1,019.97	\$ -	\$ 1,019.97
TOTAL ASSESSMENTS CAUDLE DRAIN REPAIR:				\$ 21,924.28	\$ 11,136.52	\$ 3,156.40	\$ 7,980.13

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
2. Maintenance work was completed on the Main Drain, Branch 'H' and Branch 'L' starting at the 3rd line in Lot 33 Concession 4 and continuing approximately 3,200m upstream
3. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
MAINLAND DRAIN
Township of Wellington North

Farm Tax Rated				Original	Current Year		Net
	Con	Lot	Roll No.	Assessment Total	Gross Assessment	Applicable Grant	Assessment
F	2	17	14-066	\$ 1,575.00	\$ 1,332.78	\$ 444.26	\$ 888.52
F	2	W½ 18	14-067	\$ 1,653.00	\$ 1,398.79	\$ 466.26	\$ 932.52
F	2	C W1/2 18	14-067-02	\$ 63.00	\$ 53.31	\$ 17.77	\$ 35.54
F	2	Pt. E½ 18	14-068	\$ 1,194.00	\$ 1,010.38	\$ 336.79	\$ 673.58
	2	Pt. E½ 18	14-069	\$ 3.00	\$ 2.54	\$ -	\$ 2.54
F	3	N½ SPt 18	14-070-50	\$ 48.00	\$ 40.62	\$ 13.54	\$ 27.08
F	3	S½ SPt 18	14-070-60	\$ 50.00	\$ 42.31	\$ 14.10	\$ 28.21
	3	PtS½ SPt 18	14-071	\$ 10.00	\$ 8.46	\$ -	\$ 8.46
Total Assessments on Lands West Luther:				\$ 4,596.00	\$ 3,889.19	\$ 1,292.73	\$ 2,596.46
	Concession Rd. 2-3			\$ 39.00	\$ 33.00	\$ -	\$ 33.00
	1/2 Town Line			\$ 78.00	\$ 66.00	\$ -	\$ 66.00
Total Assessments on Roads West Luther:				\$ 117.00	\$ 99.01	\$ -	\$ 99.01
TOTAL ASSESSMENTS WEST LUTHER:				\$ 4,713.00	\$ 3,988.19	\$ 1,292.73	\$ 2,695.46
TOTAL ASSESSMENTS GRAND VALLEY:				\$ 975.00	\$ 825.06	\$ 216.63	\$ 608.43
TOTAL ASSESSMENTS MAINLAND DRAIN REPAIR:				\$ 5,688.00	\$ 4,813.25	\$ 1,509.36	\$ 3,303.89

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
2. All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
3. Maintenance work was completed on the Main Drain starting in Lot 17 Concession and continuing approximately 500m upstream
4. West Luther Roll numbers have been abbreviated to exclude the first 8 digits (23490000), East Luther Roll Numbers have been abbreviated to exclude the first 9 digits (220400000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
WEST LUTHER DRAIN 19
Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No	Original Assessment Total	Total Current Gross Assessment	1/3 Grant	TOTAL Net Assessment
F	8	N 1/2 1	15-120	\$ 225.00	\$ 70.60	\$ 23.53	\$ 47.07
	8	Pt N1/2 1	15-120-90	\$ 4.00	\$ 1.26	\$ -	\$ 1.26
	8	Pt N1/2 1	15-121	\$ 2.00	\$ 0.63	\$ -	\$ 0.63
	8	Pt W Pt 2	15-121-10	\$ 2.00	\$ 0.63	\$ -	\$ 0.63
F	8	W Pt 2	15-122	\$ 214.00	\$ 67.15	\$ 22.38	\$ 44.77
	8	Pt 2 & 3	15-123	\$ 300.00	\$ 94.14	\$ -	\$ 94.14
	8	3	15-124	\$ 60.00	\$ 18.83	\$ -	\$ 18.83
	8	4	15-126	\$ -	\$ -	\$ -	\$ -
	8	W Pt 5	15-127	\$ -	\$ -	\$ -	\$ -
F	9	1 & W½ 2	15-173	\$ 1,892.00	\$ 593.68	\$ 197.89	\$ 395.79
	9	Pt 1	15-173-50	\$ 4.00	\$ 1.26	\$ -	\$ 1.26
Total Assessment on West Luther Lands:				\$ 2,703.00	\$ 848.16	\$ 243.81	\$ 604.35
	Con. Road 8-9			\$ 201.00	\$ 63.07	\$ -	\$ 63.07
	Con. Road 10-11			\$ -	\$ -	\$ -	\$ -
	Side Road 3-4			\$ -	\$ -	\$ -	\$ -
	Townline Arthur			\$ 546.00	\$ 171.33	\$ -	\$ 171.33
Total Assessment on West Luther Roads:				\$ 747.00	\$ 234.40	\$ -	\$ 234.40
F	1	E 1/2 13	008-005	\$ 342.00	\$ 107.31	\$ 35.77	\$ 71.54
F	1	14	008-003-60	\$ 285.00	\$ 89.43	\$ 29.81	\$ 59.62
Total Assessment on Arthur Lands:				\$ 627.00	\$ 196.74	\$ 65.58	\$ 131.16
TOTAL ASSESSMENTS WEST LUTHER DRAIN No. 19:				\$ 4,077.00	\$ 1,279.31	\$ 309.39	\$ 969.91

Notes:

- All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
- All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
- Maintenance work was completed on the Branch "I" in Lot 2 Concession 9
- Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW NO. 040-23
SCHEDULE OF ASSESSMENTS - 2022 MAINTENANCE
WEST LUTHER DRAIN 42
Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No.	Original Assessment Total	2022 Gross Assessment	Applicable Grant	Net Assessment
F	2	N½ E½ 4	014-042	\$ 19.00	\$ 27.37	\$ 9.12	\$ 18.25
F	2	W½ 5	014-043	\$ 60.00	\$ 86.44	\$ 28.81	\$ 57.63
F	2	E½ 5	014-044	\$ 1,070.00	\$ 1,541.53	\$ 513.84	\$ 1,027.69
F	2	Pt N½ 6	014-044-50	\$ 800.60	\$ 1,153.42	\$ 384.47	\$ 768.95
F	2	Pt N½ 6	014-045	\$ 1,143.40	\$ 1,647.27	\$ 549.09	\$ 1,098.18
	2	Pt N½ 6	014-046	\$ -	\$ -	\$ -	\$ -
	2	Pt N½ 6	014-046-50	\$ -	\$ -	\$ -	\$ -
F	2	S½ 6	014-047	\$ 18.00	\$ 25.93	\$ 8.64	\$ 17.29
F	3	W½ 4	014-099	\$ 30.00	\$ 43.22	\$ 14.41	\$ 28.81
F	3	E½ 4 & W½ 5	014-097-50	\$ 466.00	\$ 671.36	\$ 223.79	\$ 447.57
F	3	E½ 5	014-097	\$ 298.00	\$ 429.32	\$ 143.11	\$ 286.22
F	3	S½ W½ 6	014-096	\$ 35.00	\$ 50.42	\$ 16.81	\$ 33.62
	3	S½ 6	014-096-20	\$ 23.00	\$ 33.14	\$ -	\$ 33.14
F	3	SE½ 6	014-095	\$ 6.00	\$ 8.64	\$ 2.88	\$ 5.76
Total Assessment on Lands:				\$ 3,969.00	\$ 5,718.08	\$ 1,894.98	\$ 3,823.10
	Sideroad 6-7			\$ -	\$ -	\$ -	\$ -
	Concession Road 2-3			\$ 251.00	\$ 361.61	\$ -	\$ 361.61
Total Assessment on Roads:				\$ 251.00	\$ 361.61	\$ -	\$ 361.61
TOTAL ASSESSMENTS WEST LUTHER DRAIN NO. 42:				\$ 4,220.00	\$ 6,079.69	\$ 1,894.98	\$ 4,184.71

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2023
2. All properties above in red text have either changed or were not listed in original maintenance schedule. Apportioned assessments were completed under Section 65.
3. Maintenance work was completed on the Main Drain starting at Sideroad 7 and working upstream to Line 2
4. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

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

BY-LAW NUMBER 041-23

**BEING A BY-LAW TO AMEND BY-LAW 45-08, BEING A BY-LAW TO
REQUIRE THE OWNERS OF PRIVATELY OWNED SWIMMING
POOLS TO ERECT AND MAINTAIN SWIMMING POOLS,
ENCLOSURES, INCLUDING FENCES AND GATES AROUND SUCH
SWIMMING POOLS**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 45-08; pursuant to Section 11 (3) par. 7 of the *Municipal Act*, S.O. 2001, Chapter 25, as amended

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

1. THAT Part 1, Subsection 1(c), Chief Building Official, be deleted in its entirety and replaced with the following:
“Officer – Means the Chief Building Official or his or her designate, Municipal Law Enforcement or By-Law Officer (MLEO), Police Officer, Inspector, or any other person appointed or empowered by the Township of Wellington North to enforce its by-laws, statues and/or regulations”;
2. THAT Part 2, Section 3 is amended by deleting **“the Chief Building Official”** and replacing with **“an Officer”;**
3. THAT Part 5, Section 23 is amended by deleting **“the Chief Building Official”** and replacing with **“an Officer”;**
4. THAT Part 8, Section 30 is amended by deleting **“the Chief Building Official”** and replacing with **“an Officer”;**
5. THAT this By-law shall become effective from the date of passage.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 5TH DAY OF JUNE, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 043-23

**BEING A BY-LAW TO AUTHORIZE A SEWER ALLOCATION
AGREEMENT WITH JOHN WELTON CUSTOM HOMEBUILDING
LTD.**

WHEREAS John Welton Custom Homebuilding Ltd. is the registered Owner

WHEREAS it is deemed expedient to enter into a Sewer Allocation Agreement with John Welton Custom Homebuilding Ltd. on the following lands:

PART OF PARK LOTS 10, 11 & 12 SOUTH OF PRINCESS STREET PLAN TOWN OF MOUNT FOREST AND PART OF PARK LOTS I, K & L MACDONALD'S SURVEY AND PART OF DIVISIONS 1 & 2 OF LOT 2, CONCESSION WEST OF THE OWEN SOUND ROAD; TOWNSHIP OF WELLINGTON NORTH; COUNTY OF WELLINGTON, AND AS SHOWN AS PARTS 1, 2 & 3 ON 61R22055; SUBJECT TO AN EASEMENT OVER PART 2 ON 61R22055 AS IN RO800177E AND SUBJECT TO AN EASEMENT OVER PART 3 ON 61R22055 AS IN RO800179.
PIN: 71053-0515

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

1. The Corporation shall enter into a Sewer Allocation Agreement with John Welton Custom Homebuilding Ltd. in the form, or substantially the same for as the draft Agreement attached hereto as Schedule 1.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the By-law to enter into the Agreement on behalf of the Corporation

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 5th DAY OF JUNE, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SEWAGE ALLOCATION AGREEMENT

THIS AGREEMENT made this 30th day of May, 2023.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “Township”)

- and -

JOHN WELTON CUSTOM HOMEBUILDING LTD.

(the “Owner”)

WHEREAS:

- A. The Owner is the owner of the lands described in Schedule “A” (the “Development Lands”);
- B. The County of Wellington Planning and Land Division Committee has approved File 23T-20203 pursuant to the County of Wellington Notice of Draft Approval dated April 13, 2023 (the “Development Lands”) subject to the conditions of approval;
- C. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for one hundred (100) sewage allocation units pursuant to the Township’s Sewage Allocation Policy; and
- D. The Township has passed a resolution (2023-147) approving one hundred (100) sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy;

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

1. Approval.

- a) Upon the registration of the subdivision agreement, the Township shall grant provisional approval to the Owner for one hundred (100) sewage allocation units for the Development Lands allocated over the following time periods:
 - i. one hundred (100) units within 36 months of execution of this agreement;
- b) The provisional allocation is granted for a period of thirty six (36) months from the date of this agreement, expiring on May 30th, 2026 (the “Expiry Date”).
- c) Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.

2. **Acknowledgment of Owner.** The Owner acknowledges that:
 - a) the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
 - b) the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
 - c) the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and policies including the Township Sewage Allocation Policy.
4. **The Township's Professional Fees and Disbursements.** The Owner shall reimburse the Township for all of its engineering and legal expenses including professional fees and disbursements in connection with the development and implementation of this agreement.
5. **Development Charges Credits.** The Owner hereby releases and forever discharges the Township from any and all claims relating to payments under this agreement, for credits against Development Charges payable under any by-law of the Township passed under the *Development Charges Act, 1997* with respect to the development of the Development Lands.
6. **Waiver.** The failure of the Township at any time to require performance by the Owner of any obligation under this agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation be taken or be held to be a waiver of the performance of the same or any other obligation at any later time. The Township shall specifically retain its rights at law to enforce this agreement.
7. **No Challenge to Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the party's right to enter into and enforce this agreement. The law of contract applies to the agreement and the parties are entitled to all remedies arising from it.
8. **Assignment.**
 - a) The Owner may assign any of the one hundred (100) sewage allocation units to builders within the Development Lands with the prior written approval of the Township, as described in section 1 of this agreement.

- b) The one hundred (100) sewage allocation units may not be assigned to any lands outside of the Development Lands, as described in section 1 of this agreement.
- c) The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.

- 9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.
- 10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.
- 11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.
- 12. **Enforcement.** The Owner acknowledge that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
- 13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

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IN WITNESS WHEREOF this Agreement has been signed by the parties on the date first mentioned above.

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

ANDY LENNOX – Mayor

KARREN WALLACE - Clerk

We have authority to bind the corporation.

**JOHN WELTON CUSTOM
HOMEBUILDING LTD.**

JOHN Z WELTON, President

I/we have the authority to bind the corporation

DEVELOPER'S MAILING ADDRESS: 148 Shaws Road, Blue Mountains, ON, L9Y 0R7

DEVELOPER'S PHONE NUMBER: 416-346-0883

DEVELOPER'S EMAIL ADDRESS: johnzwelton@sunvalehomes.com

Schedule "A"
DESCRIPTION OF THE DEVELOPMENT LANDS

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

PART OF PARK LOTS 10, 11 & 12 SOUTH OF PRINCESS STREET PLAN TOWN OF MOUNT FOREST AND PART OF PARK LOTS I, K & L MACDONALD'S SURVEY AND PART OF DIVISIONS 1 & 2 OF LOT 2, CONCESSION WEST OF THE OWEN SOUND ROAD; TOWNSHIP OF WELLINGTON NORTH; COUNTY OF WELLINGTON, AND AS SHOWN AS PARTS 1, 2 & 3 ON 61R22055; SUBJECT TO AN EASEMENT OVER PART 2 ON 61R22055 AS IN RO800177E AND SUBJECT TO AN EASEMENT OVER PART 3 ON 61R22055 AS IN RO800179.

PIN: 71053-0515 (LT)

LRO #61

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

BY-LAW NUMBER 044-23

**BEING A BY-LAW TO AUTHORIZE A SEWER ALLOCATION
AGREEMENT WITH 2786713 Ontario Inc. (VED Homes)**

WHEREAS 2786713 Ontario Inc. (VED Homes) is the registered Owner

WHEREAS it is deemed expedient to enter into a Sewer Allocation Agreement with 2786713 Ontario Inc. on the following lands:

LT 10 PL 30921D ARTHUR VILLAGE; PT PKLT 3 S/S DOMVILLE ST SURVEY
CROWN ARTHUR VILLAGE; WELLINGTON NORTH
PIN: 71096-0030 (R)

AND

PT PKLT 3 S/S DOMVILLE ST SURVEY CROWN ARTHUR VILLAGE PTS 3-6,
60R1226; WELLINGTON NORTH
PIN: 71096-0031 (LT)

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

1. The Corporation shall enter into a Sewer Allocation Agreement with 2786713 Ontario Inc. in the form, or substantially the same for as the draft Agreement attached hereto as Schedule 1.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the By-law to enter into the Agreement on behalf of the Corporation

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 5th DAY OF JUNE, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SEWAGE ALLOCATION AGREEMENT

THIS AGREEMENT made this 29th day of May, 2023.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “Township”)

- and -

2786713 ONTARIO INC.

(the “Owner”)

WHEREAS:

- A. The Owner is the owner of the lands described in Schedule “A” (the “Development Lands”);
- B. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for thirty five (35) sewage allocation units pursuant to the Township’s Sewage Allocation Policy;
- C. The Township has passed a resolution (2023-147) approving the thirty five (35) sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy; and,

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

1. Approval.

- a) Upon the registration of the subdivision agreement the Township shall grant provisional approval to the Owner for thirty five (35) sewage allocation units for the Development Lands allocated over the following time periods:
 - i. thirty five (35) units within thirty six (36) months of execution of this agreement.
- b) The provisional allocation is granted for a period of thirty six (36) months from the date of this agreement, expiring on May 29th, 2026 (the “Expiry Date”).
- c) Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.

2. Acknowledgment of Owner. The Owner acknowledges that:

- a) the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
 - b) the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
 - c) the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and policies including the Township Sewage Allocation Policy.
 4. **The Township's Professional Fees and Disbursements.** The Owner shall reimburse the Township for all of its engineering and legal expenses including professional fees and disbursements in connection with the development and implementation of this agreement.
 5. **Development Charges Credits.** The Owner hereby releases and forever discharges the Township from any and all claims relating to payments under this agreement, for credits against Development Charges payable under any by-law of the Township passed under the *Development Charges Act, 1997* with respect to the development of the Development Lands.
 6. **Waiver.** The failure of the Township at any time to require performance by the Owner of any obligation under this agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation be taken or be held to be a waiver of the performance of the same or any other obligation at any later time. The Township shall specifically retain its rights at law to enforce this agreement.
 7. **No Challenge to Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the party's right to enter into and enforce this agreement. The law of contract applies to the agreement and the parties are entitled to all remedies arising from it.
 8. **Assignment.**
 - a) The Owner may assign any of the sewage allocation units to builders within the Development Lands with the prior written approval of the Township, as described in section 1 of this agreement.
 - b) The sewage allocation units may not be assigned to any lands outside of the Development Lands, as described in section 1 of this agreement.

- c) The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.
9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.
10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.
11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.
12. **Enforcement.** The Owner acknowledge that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

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IN WITNESS WHEREOF this Agreement has been signed by the parties on the date first mentioned above.

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

ANDREW LENNOX – Mayor

KARREN WALLACE - Clerk

We have authority to bind the corporation.

2786713 ONTARIO INC.

DHAVAL PATEL - Director

HARI KRISHNA MODI - Director

I/we have the authority to bind the corporation

DEVELOPER'S MAILING ADDRESS: 62 SIR JACOBS CRESCENT, BRAMPTON, ON, L7A 3V2

DEVELOPER'S PHONE NUMBER: 647-292-3977 (Patel) & 416-854-7711 (Modi)

DEVELOPER'S EMAIL ADDRESS: vedhomes20@gmail.com

Schedule "A"
DESCRIPTION OF THE DEVELOPMENT LANDS

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

LT 10 PL 30921D ARTHUR VILLAGE; PT PKLT 3 S/S DOMVILLE ST SURVEY CROWN ARTHUR VILLAGE; WELLINGTON NORTH

PIN: 71096-0030 (R)

LRO #61

AND

PT PKLT 3 S/S DOMVILLE ST SURVEY CROWN ARTHUR VILLAGE PTS 3-6, 60R1226; WELLINGTON NORTH

PIN: 71096-0031 (LT)

LRO #61

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

BY-LAW NUMBER 045-23

**BEING A BY-LAW TO AUTHORIZE A SEWER ALLOCATION
AGREEMENT WITH A&M INVESTMENTS INC.**

WHEREAS A&M Investments Inc. is the registered Owner

WHEREAS it is deemed expedient to enter into a Sewer Allocation Agreement with A&M Investments Inc. on the following lands:

PART OF LOT 18, E/S MAIN ST PLAN TOWN OF MOUNT FOREST MOUNT FOREST AS IN RON74690; SAVE & EXCEPT PART 2, 60R-2229; PART OF LOT 18, E/S MAIN ST PLAN TOWN OF MOUNT FOREST MOUNT FOREST DESIGNATED AS PART 1, 61R-11244; TOWNSHIP OF WELLINGTON NORTH

PIN: 71061-0278

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

1. The Corporation shall enter into a Sewer Allocation Agreement with A&M Investments Inc. in the form, or substantially the same for as the draft Agreement attached hereto as Schedule 1.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign the By-law to enter into the Agreement on behalf of the Corporation

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 5th DAY OF JUNE, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SEWAGE ALLOCATION AGREEMENT

THIS AGREEMENT made this 29th day of May, 2023.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the “Township”)

- and -

A & M INVESTMENTS INC.

(the “Owner”)

WHEREAS:

- A. The Owner is the owner of the lands described in Schedule “A” (the “Development Lands”);
- B. The Owner applied with the Township for Site Plan Approval on January 18, 2021 for the property located in Schedule “A”;
- C. The Owner is ready to proceed with the development of the Development Lands and has filed a request with the Township for fourteen (14) sewage allocation units pursuant to the Township’s Sewage Allocation Policy;
- D. The Township has passed a resolution (2023-147) approving fourteen (14) sewage allocation units and requires the Owner to enter into this agreement pursuant to the Township’s Sewage Allocation Policy.

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

1. Approval.

- a) Upon the registration of the site plan agreement, the Township shall grant provisional approval to the Owner for fourteen (14) sewage allocation units for the Development Lands allocated over the following time periods:
 - i. Fourteen (14) units within thirty six (36) months of execution of this agreement;
- b) The provisional allocation is granted for a period of thirty six (36) months from the date of this agreement, expiring on May 29th, 2026 (the “Expiry Date”).
- c) Any sewage allocation units not completed by the Expiry Date shall lapse and be returned to the general pool of available uncommitted sewage allocations. No further building permits may be issued after the Expiry Date until such time as the Owner has obtained an extension or further sewage allocation.

2. Acknowledgment of Owner. The Owner acknowledges that:

- a) the Township is not obligated to extend the Expiry Date or to grant further provisional sewage allocation units for the Development Lands or any future phases of the development;
 - b) the Township may approve sewage allocation units to other developments prior to approving further provisional sewage allocation units for the Development Lands or any future phases of the development; and,
 - c) the granting of sewage allocation is based upon the continued availability of sewage treatment facility capacity; that such capacity may change or be reduced over time; and, provisional sewage allocation units may have to be withdrawn in instances of inadequate sewage treatment facility capacity or other reason.
3. **Compliance with By-laws, Rules and Regulations.** The Owner agrees to comply with all federal, provincial and municipal laws, rules, regulations, by-laws and policies including the Township Sewage Allocation Policy.
 4. **The Township's Professional Fees and Disbursements.** The Owner shall reimburse the Township for all of its engineering and legal expenses including professional fees and disbursements in connection with the development and implementation of this agreement.
 5. **Development Charges Credits.** The Owner hereby releases and forever discharges the Township from any and all claims relating to payments under this agreement, for credits against Development Charges payable under any by-law of the Township passed under the *Development Charges Act, 1997* with respect to the development of the Development Lands.
 6. **Waiver.** The failure of the Township at any time to require performance by the Owner of any obligation under this agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation be taken or be held to be a waiver of the performance of the same or any other obligation at any later time. The Township shall specifically retain its rights at law to enforce this agreement.
 7. **No Challenge to Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the party's right to enter into and enforce this agreement. The law of contract applies to the agreement and the parties are entitled to all remedies arising from it.
 8. **Assignment.**
 - a) The Owner may assign any of the sewage allocation units to builders within the Development Lands with the prior written approval of the Township, as described in section 1 of this agreement.
 - b) The sewage allocation units may not be assigned to any lands outside of the Development Lands, as described in section 1 of this agreement.

- c) The Owner agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this agreement without first ensuring that the proposed assignee has entered into an assumption agreement in a form satisfactory to the Township, requiring the assignee to be bound by all of the terms and conditions of this agreement.
9. **Acceptance by Fax or Email.** The parties acknowledge and agree that the communication of this agreement may be transmitted by way of facsimile or electronic mail, and that they agree to accept such signatures and documents to be legal and binding upon them.
10. **Counterparts.** This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same documents.
11. **Severability.** If any provision of this agreement, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this agreement, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.
12. **Enforcement.** The Owner acknowledge that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
13. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and their heirs, administrators, successors and assigns and the benefit thereof shall enure to the Township and its successors and assigns.

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

IN WITNESS WHEREOF this Agreement has been signed by the parties on the date first mentioned above.

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

ANDREW LENNOX – Mayor

KARREN WALLACE - Clerk

We have authority to bind the corporation.

A & M INVESTMENTS INC.

DAN PROSPERO – Owner

INES PROSPERO – Owner

I/we have the authority to bind the corporation

DEVELOPER'S MAILING ADDRESS: 48 McCauley Drive, Caledon, ON, L7E 0B3

DEVELOPER'S PHONE NUMBER: Dan Prospero: 416-677-9822, Ines Prospero: 416-717-8063

DEVELOPER'S EMAIL ADDRESS: dan@accrueltd.com, ines@accrueltd.com

Schedule "A"
DESCRIPTION OF THE DEVELOPMENT LANDS

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

PART OF LOT 18, E/S MAIN ST PLAN TOWN OF MOUNT FOREST MOUNT FOREST AS IN RON74690; SAVE & EXCEPT PART 2, 60R-2229; PART OF LOT 18, E/S MAIN ST PLAN TOWN OF MOUNT FOREST MOUNT FOREST DESIGNATED AS PART 1, 61R-11244; TOWNSHIP OF WELLINGTON NORTH

PIN: 71061-0278

LRO #61



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

CULTURAL MOMENT FOR JUNE 5TH CELEBRATES, THE ROYAL CANADIAN LEGION ARTHUR BRANCH 226.

The mission of The Royal Canadian Legion is to serve Veterans and their families, to promote Remembrance, and to serve our communities and our country. There are more than 1350 branches across Canada. Community involvement includes supporting local Veterans and seniors; supporting youth sports and other programs; volunteering to help those in need; and offering a place for your community to gather.

In March 1932, the Royal Canadian Legion, Branch 226, Arthur, received its Charter. We commend the many members and other volunteers for their dedication to this branch all these years later. One dollar was all it took in the late 1940s for the 48 Legion members to obtain a red brick building at the corner of George and Isabella Streets. It was meant as a permanent hall, but memberships grew and a larger facility was in order, so the building was sold.



In 1955, a 2-story cinderblock building on George St. was constructed; but in 1969 it suffered fire damage. The Legion's Ladies' Auxiliary and other volunteers contributed to the successful rebuilding and caretaking of the Branch. As with churches, it is the people that are the Legion.

Legion involvement in the community is extensive. The Arthur Legion offers financial support to Arthur Minor Sports, Guides, Scouting, area Cadets, other youth groups and many community events. Arthur Legion also gives \$1500 annually to Groves Memorial Community Hospital and Louise Marshall Hospital.



Veterans' children, grandchildren and great-grandchildren are eligible for bursaries supplied by the Legion. Our young people are encouraged to apply. Cadets graduating from high school programs receive a yearly membership to the Legion. Local schools also hold Remembrance Day essay and poster competitions. Winners from the area have gone on to receive Dominion of Canada recognition. Such events contribute to students' awareness of our Veterans' efforts.

Funds raised from local poppy sales and lotteries are held in trust for community use. And as a contribution to protecting the environment, the Legion's 1,923 poppies and cenotaph wreaths for Remembrance Day will be biodegradable.

In 1942, a headline in the Toronto Star read "Arthur Village Gives Sons, Money to Aid War Effort". Within a population of about 900, 100 were in the Armed Forces. The government ran campaigns to raise money for war efforts. Arthur Village led all comparable communities in Canada with fundraising. In 2002 David Tilson, MPP for Dufferin Peel Wellington Guelph, moved in the Ontario Legislature that Arthur be formally recognized as "Canada's Most Patriotic Village". We will always remember the ultimate sacrifice of our Veterans, members of this most patriotic community, and of Royal Canadian Legion Branch 226

Submitted by Faye Craig on behalf of the Wellington North Cultural Roundtable

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

BY-LAW NUMBER 046-23

**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 JUNE
5, 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 June 5, 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 5TH DAY OF JUNE, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK