

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – AUGUST 14, 2023 AT 2:00 P.M.
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/87546276781>

Or join by phone:

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

Webinar ID: 875 4627 6781

**PAGE
NUMBER**

CALLING TO ORDER

O'CANADA

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the August 14, 2023 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

PRESENTATIONS

1. Brooke Billings, Senior Manager and Murray Short, Partner, RLB
Chartered Professional Accountants

- Draft Consolidated Financial Statements for the year ended December 31, 2022 001

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the draft Consolidated Financial Statements for the year ended December 31, 2022;

AND FURTHER THAT Council authorizes staff to allocate general surplus pursuant to the Reserves and Reserve Funds Policy 006-19.

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the August 14, 2023 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act:

- 5053745 Ontario Inc. (153 Jack's Way), Minor Variance
- CAPREIT Apartments Inc., Zoning By-law Amendment

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the August 14, 2023 Regular Meeting of Council at : p.m.

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 073-2023 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 8 North Part Lot 23 and known municipally as 8773 Concession 9 – CAPREIT Apartments Inc.) 053

Recommendation:

THAT By-law Number 073-23 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. (Concession 8 North Part Lot 23 and known municipally as 8773 Concession 9 – CAPREIT Apartments Inc.)

DEPUTATIONS

- 1. Mount Forest Lions Club, Proposals for Community Improvement 056

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, July 24, 2023 058

Recommendation:

THAT the minutes of the Regular Meeting of Council held on July 24, 2023 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Mount Forest Aquatics Ad-Hoc Advisory Committee
 - June 13, 2023 065
 - July 25, 2023 069

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the of the Mounf Forest Aquatics Ad-Hoc Advisory Committee meetings held on June 13, 2023 and July 25, 2023.

2. PLANNING

- a. Report DC 2023-023, Maple Hill Estates Inc., Amending Development Agreement, Part of Park Lots 1 and 2 South of Clyde Street Plan Mount Forest Mount Forest, Part 6, 61R21657; Township of Wellington North 074

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-023 being a report on an amending development agreement for Maple Hill Estates Inc.;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to amend By-law 030-22 in the form, or substantially the same form as the draft Agreement, with Maple Hill Estates Inc.

- b. Planning Report prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated July 31, 2023, regarding Pinestone Construction Inc. (Eastridge Landing Subdivision), Lots 1, 2, 3, 11, 12, 13, 14, 26 & 27, Blocks 28-32, Registered Plan 61M-255, Arthur, Part Lot Control Exemption Application 077

Recommendation:

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 July 31, 2023, regarding Pinestone Construction Inc. (Eastridge Landing Subdivision), Lots 1, 2, 3, 11, 12, 13, 14, 26 & 27, Blocks 28-32, Registered Plan 61M-255, Arthur, Part Lot Control Exemption Application.

- c. Planning Report prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated August 14, 2023, regarding H. Bye Construction Ltd., 109-115 Broomer Crescent, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application 079

Recommendation:

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 August 14, 2023, regarding H. Bye Construction Ltd., 109-115 Broomer Crescent, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application

3. BUILDING

- a. Report CBO 2023-10 Building Permit Review Period Ending June 30, 2023 081

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-10 being the Building Permit Review for the period ending June 30, 2023.

- b. Report CBO 2023-11 Building Permit Review Period Ending July 31, 2023 083

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-11 being the Building Permit Review for the period ending July 31, 2023.

4. ECONOMIC DEVELOPMENT

- a. Report EDO 2023-016 Guelph to Owen Sound (G.O.S.T.) Inter Community Transit 085

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-016 being a report on the Owen Sound to Guelph Voyago inter-community Bus Service

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to amend the licensing agreement with the City of Owen Sound to August 2025.

- b. Report EDO 2023-017 Community Improvement Program 093

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023 – 017 on the Community Improvement Program,

AND FURTHER THAT Council approves the following grants:

- \$600 to the property owners at 257 Main Street South in Mount Forest
- \$10,000 to Agrisan Specialty and Pharmaceutical at 451 Smith Street in Arthur
- \$5,000 to 2079777 Ontario Inc, owners of Looney Tooney at 169 Main Street North, Mount Forest

5. FINANCE

- a. Vendor Cheque Register Report, August 8, 2023 093

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated August 8, 2023

6. OPERATIONS

- a. Report OPS 2023-029 being a report on Marianna Subdivision (Mount Forest) Stage 3 Preliminary Acceptance 098

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-029 being a report on Marlanna Subdivision (Mount Forest) Stage 3 Preliminary Acceptance;

AND FURTHER THAT Council receive the correspondence from Frank Vanderloo, BM Ross and Associates Limited, dated August 8, 2023, regarding Marlanna Homes Subdivision Draft Plan 23T-17001 Preliminary Acceptance for Stage 3 and Securities Reduction;

AND FURTHER THAT Council grant Marlanna Homes Inc., for its Newfoundland Street subdivision in the community of Mount Forest (Draft Plan 23T-17001):

1. Preliminary Acceptance for Stage 3 works with the guarantee and maintenance period commencing on August 14, 2023.
2. A reduction in securities to the retained amount of \$234,166.28, subject to the submission of a Statutory Declaration re: Payment of Accounts by the Developer to the Township CBO.

7. COUNCIL

- a. Saugeen Connects, Press Release – Saugeen Connects Introduces 60 Local Youth Businesses 104

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Saugeen Connects Press Release – Saugeen Connects Introduces 60 Local Youth Businesses

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 August 14, 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 068-2023 being a by-law to amend By-law No. 070-2020 being a by-law to authorize the execution of a Licencing Agreement between The Corporation of the Township of Wellington North and the City of Owen Sound | 106 |
| b. By-law Number 069-2023 being a by-law to amend By-law No. 144-2022 being a by-law for Site Plan Control in the entire Township of Wellington North | 109 |
| c. By-law Number 070-2023 being a by-law to amend By-law 30-022 being a by-law to enter into a Development Agreement with Maple Hill Estates Inc. | 110 |
| d. By-law Number 071-2023 being a by-law to abandon a portion of the Smid Drain Branch B in Lot 22 and 23, Concession 6, Township of Arthur, now in the Township of Wellington North | 114 |
| e. By-law Number 072-2023 being a by-law to exempt lands from Part Lot Control Pinestone Homes | 116 |
| f. By-law Number 074-2023 being a by-law to exempt lands from Part Lot Control H. Bye Construction Ltd. | 119 |

Recommendation:

THAT By-law Number 068-2023, 069-2023, 070-2023, 071-2023, 072-2023 and 074-2023 be read a First, Second and Third time and enacted.

CULTURAL MOMENT

- Celebrating the Arthur Cenotaph 120

CONFIRMING BY-LAW

121

Recommendation:

THAT By-law Number 075-23 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 August 14, 2023 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of August 14, 2023 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Mount Forest BIA	Tuesday, August 15, 2023	8:00 p.m.
Mount Forest Aquatics Ad-Hoc Advisory Committee (meeting room Mount Forest Sports Complex)	Tuesday, August 22, 2023	7:00 p.m.
Saugeen Connects Student Startup Program Closing BBQ (Mildmay Pavilion)	Wednesday, August 23, 2023	3:00 p.m. to 6:30 p.m.
Regular Council Meeting	Monday, August 28, 2023	7:00 p.m.
Regular Council Meeting	Monday, September 11, 2023	2:00 p.m.
Newcomer and Volunteer Event, Mount Forest	Thursday, September 14, 2023	
Regular Council Meeting	Monday, September 25, 2023	7:00 p.m.

Township of Wellington North

2022 Financial Statements

Presented by Murray Short



AGENDA

- Audit Overview
- Audit Report
- Financial Statements
- Next Steps

Audit Overview

- Final materiality = \$1,060,000
- No change in key audit areas, risks or planned procedures since communicated in Pre-Audit Communication Letter
- No significant internal control deficiencies to communicate
- No known independence issues
- 15 adjusting entry identified and communicated
 - 3 entries for tangible capital assets
 - 2 entries for reserve activities
- 5 unadjusted differences identified and communicated

Audit Report

- The financial statements present fairly, in all material respects, the financial position, result of operations and cash flows of the Township of Wellington North in accordance with Canadian public sector accounting standards
- Audit conducted in accordance with Canadian generally accepted auditing standards

Statement of Financial Position

- The Statement of Financial Position (similar to a Balance Sheet for non-public entities) is a snapshot of the municipality's assets, liabilities and accumulated surplus at a point in time
- Key areas:
 - Cash equivalents
 - Taxes receivable
 - Long term debt
 - Tangible capital assets
 - Accumulated surplus

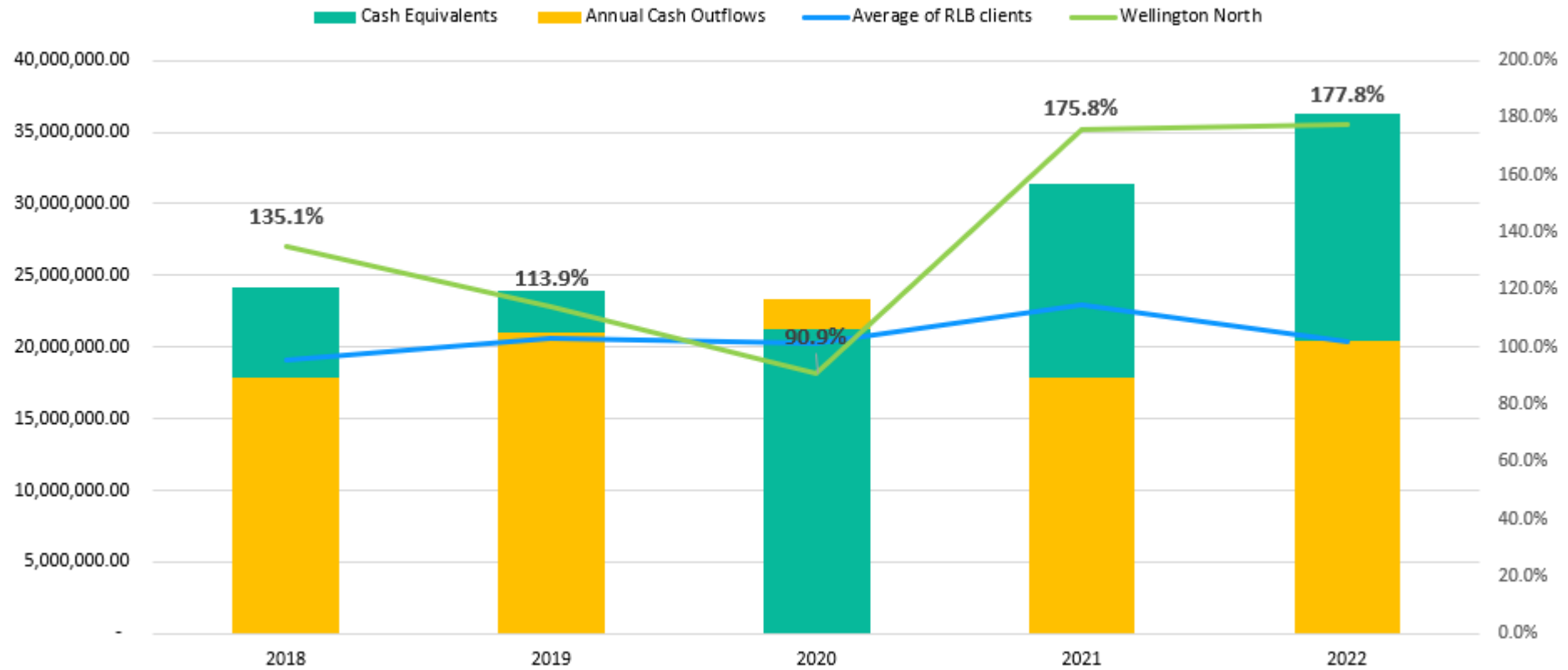
Statement of Financial Position

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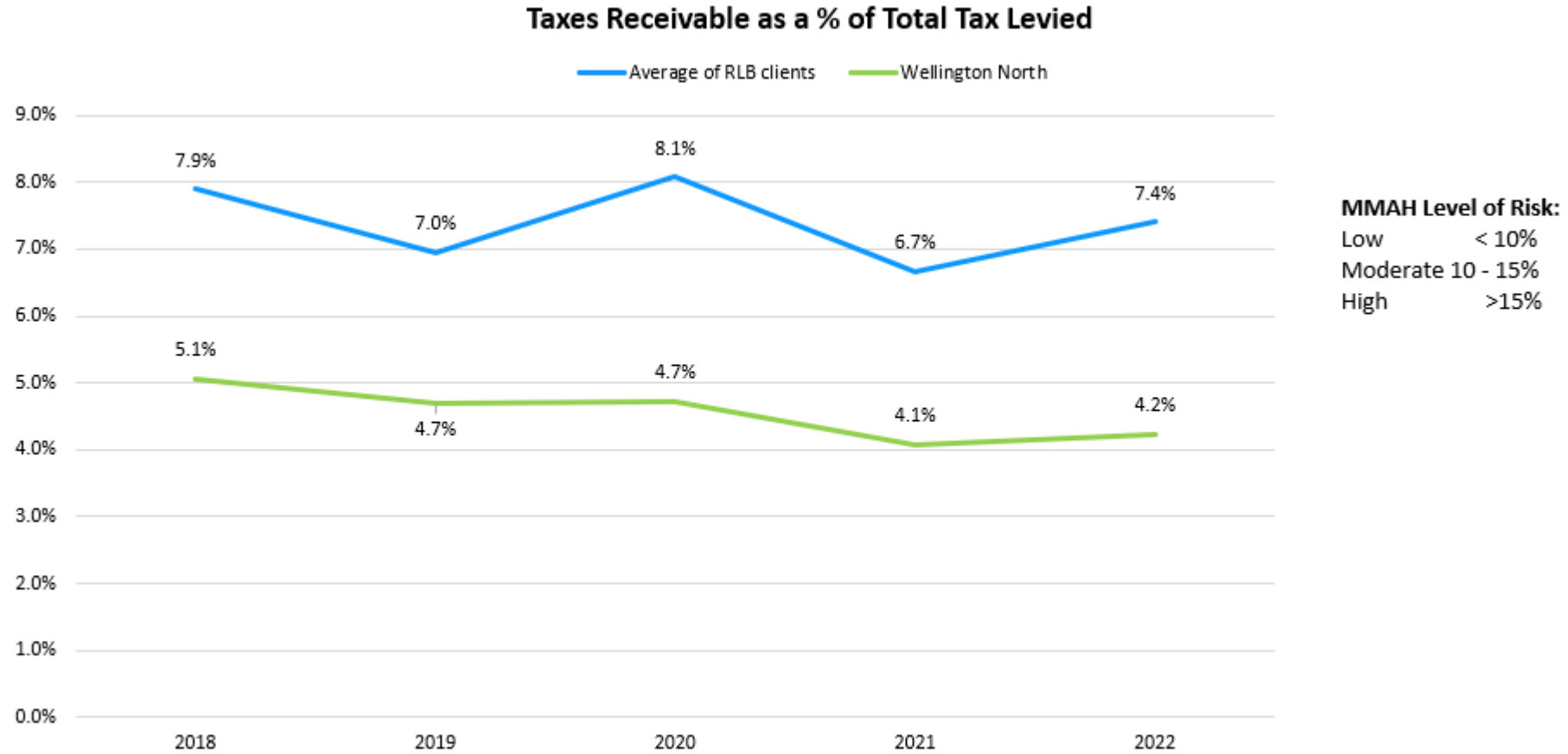
	2022	2021
FINANCIAL ASSETS		
Cash (note 3)	\$ 31,296,707	\$ 26,424,290
Investments	5,000,000	5,010,646
Taxes receivable	990,809	917,700
Trade and other receivables	2,651,495	2,393,130
Long term receivables (note 4)	88,635	232,688
Investment in Wellington North Power Inc. (note 5)	<u>6,471,130</u>	<u>5,935,153</u>
	<u>46,498,776</u>	<u>40,913,607</u>
LIABILITIES		
Accounts payable and accrued liabilities	5,828,686	4,517,624
Deferred revenue (note 6)	7,289,287	4,456,561
Long term debt (note 7)	<u>4,839,863</u>	<u>5,467,909</u>
	<u>17,957,836</u>	<u>14,442,094</u>
NET FINANCIAL ASSETS	<u>28,540,940</u>	<u>26,471,513</u>
NON-FINANCIAL ASSETS		
Tangible capital assets (schedule 2)	124,167,190	122,459,005
Prepaid expenses	<u>52,787</u>	<u>45,898</u>
	<u>124,219,977</u>	<u>122,504,903</u>
ACCUMULATED SURPLUS (schedule 3)	<u>\$152,760,917</u>	<u>\$148,976,416</u>

Cash Equivalents

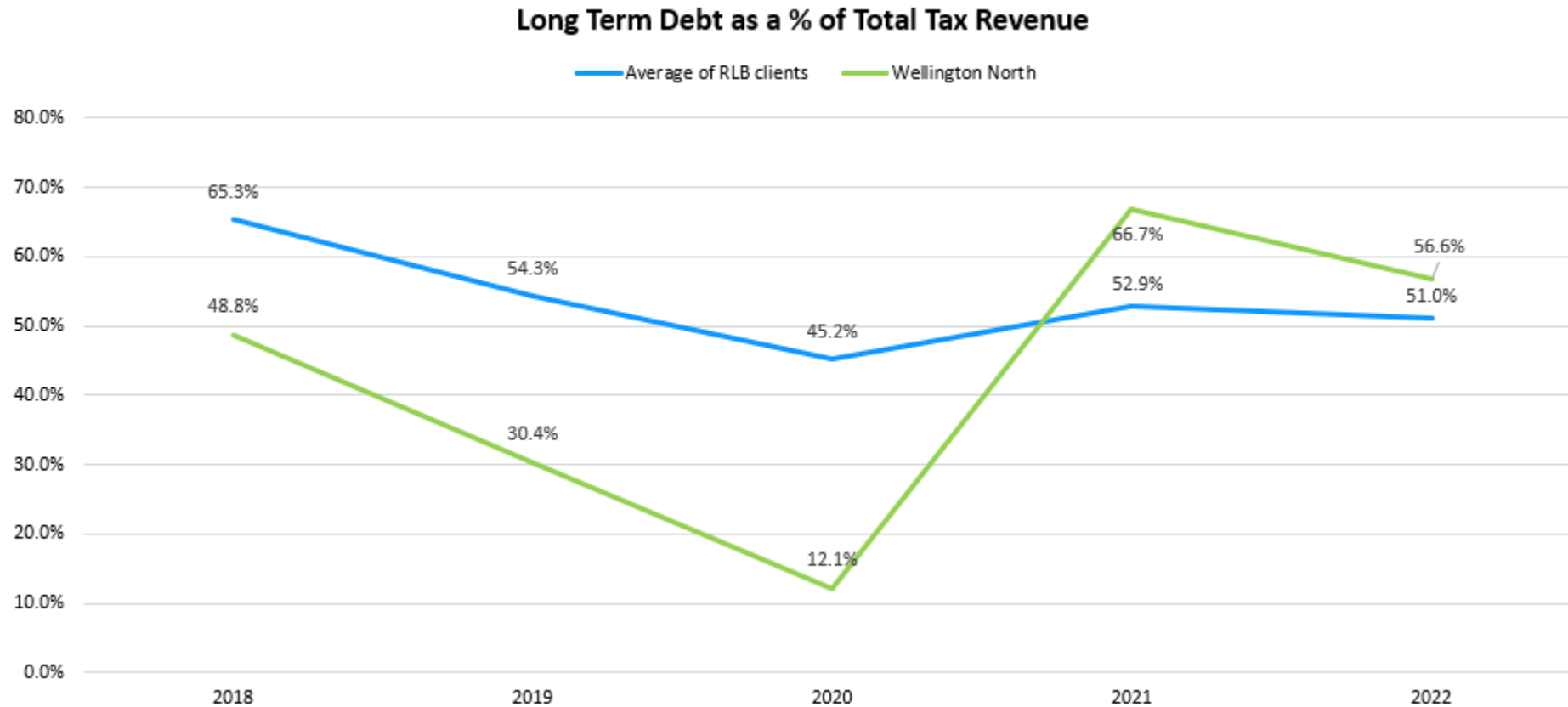
Cash Equivalents as a % of Annual Cash Outflows



Taxes Receivable

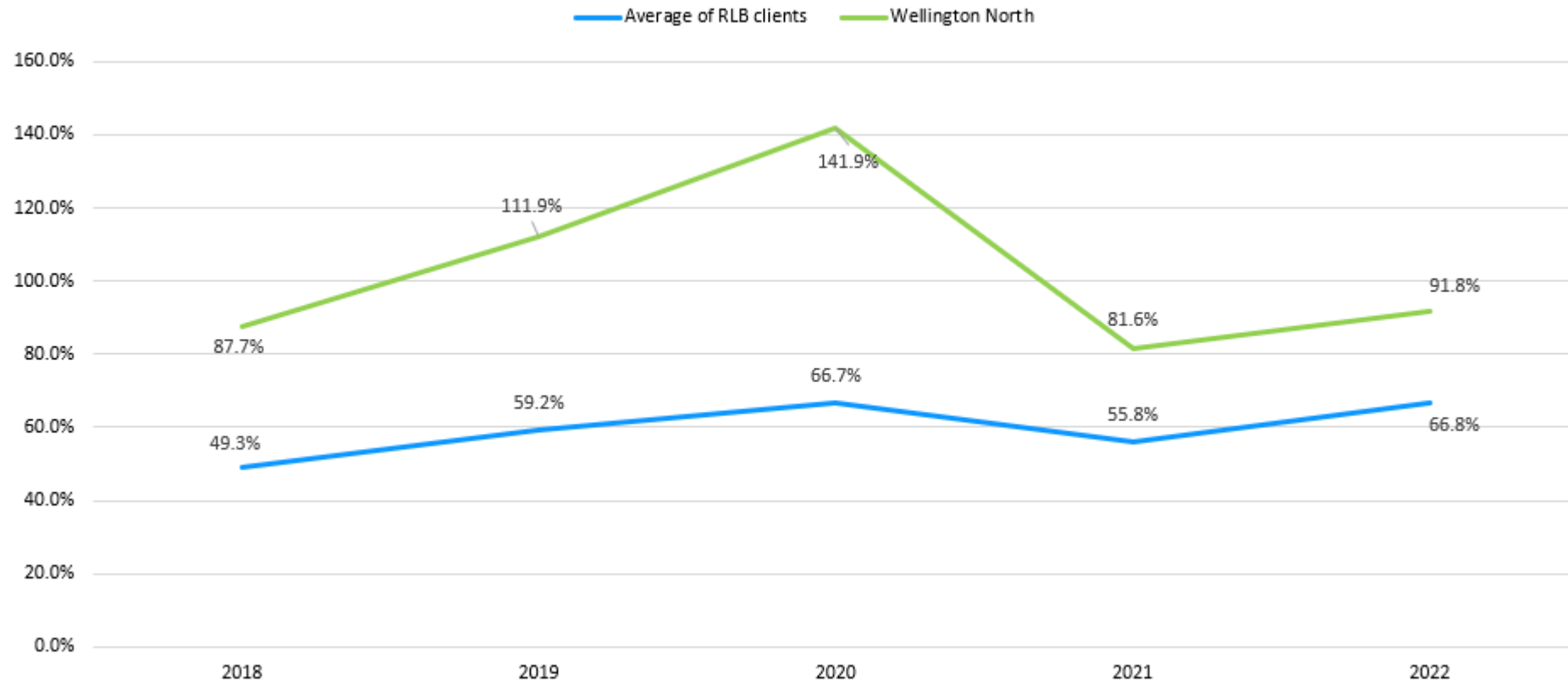


Long Term Debt



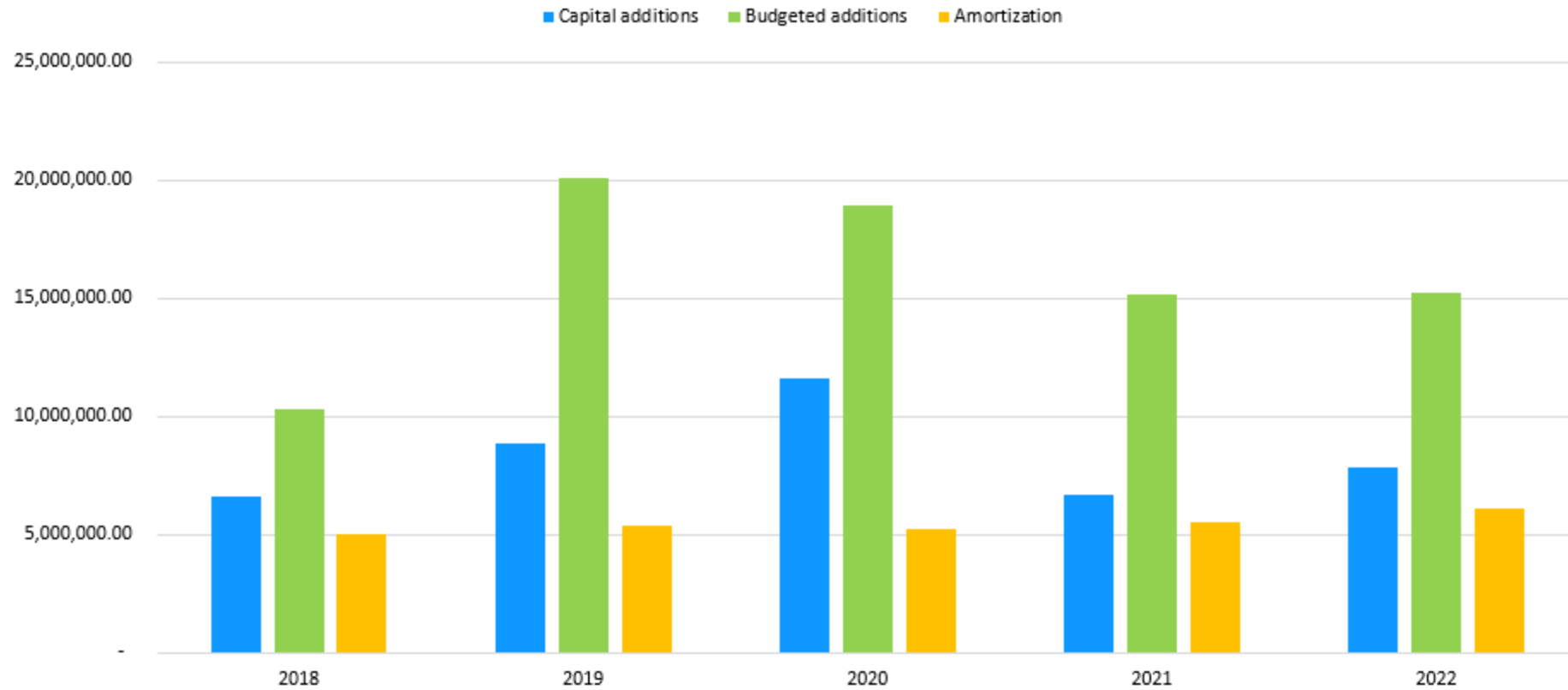
Tangible Capital Assets

Capital Additions as a % of Total Tax Revenue

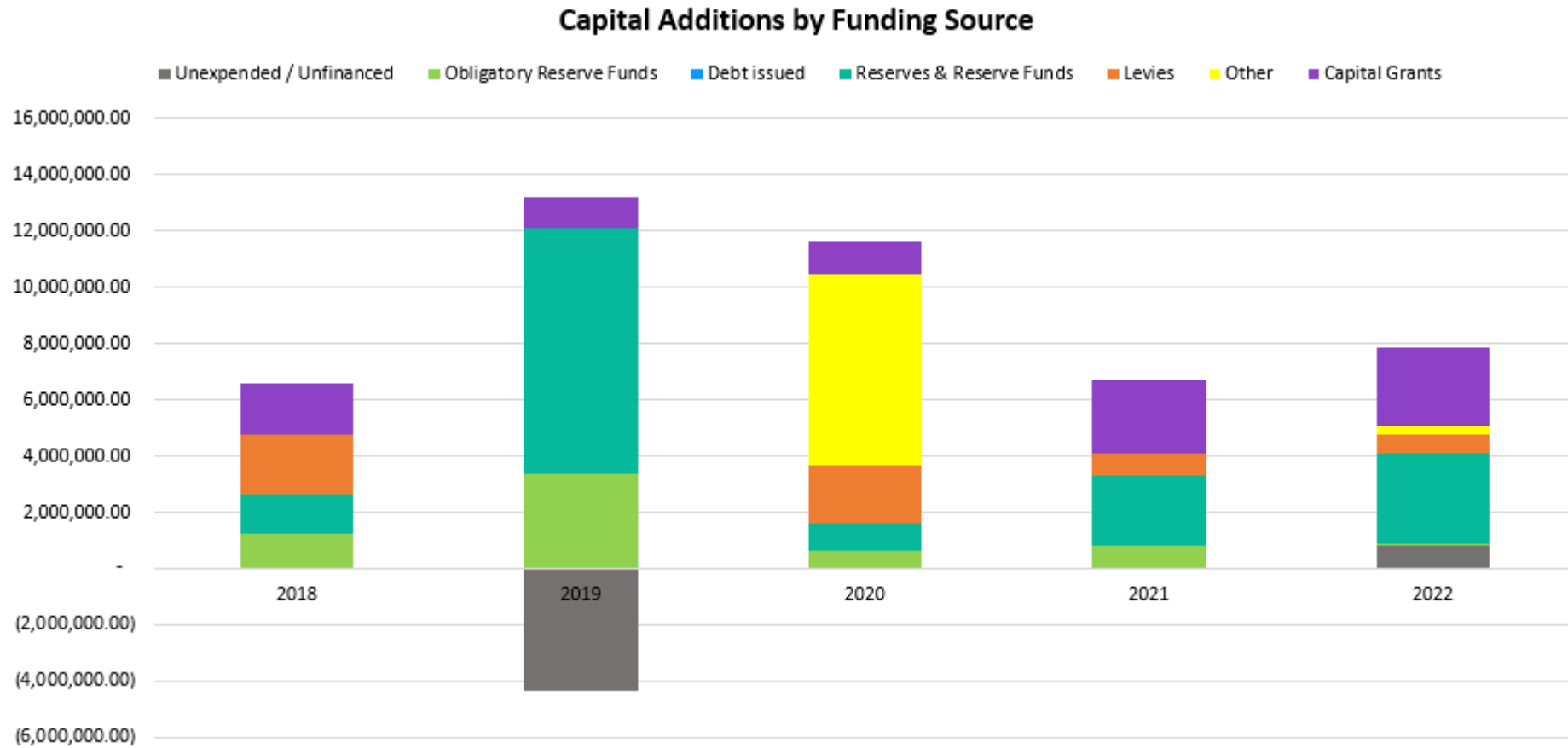


Tangible Capital Assets

Capital Additions vs. Budget vs. Amortization



Tangible Capital Assets



Statement of Operations

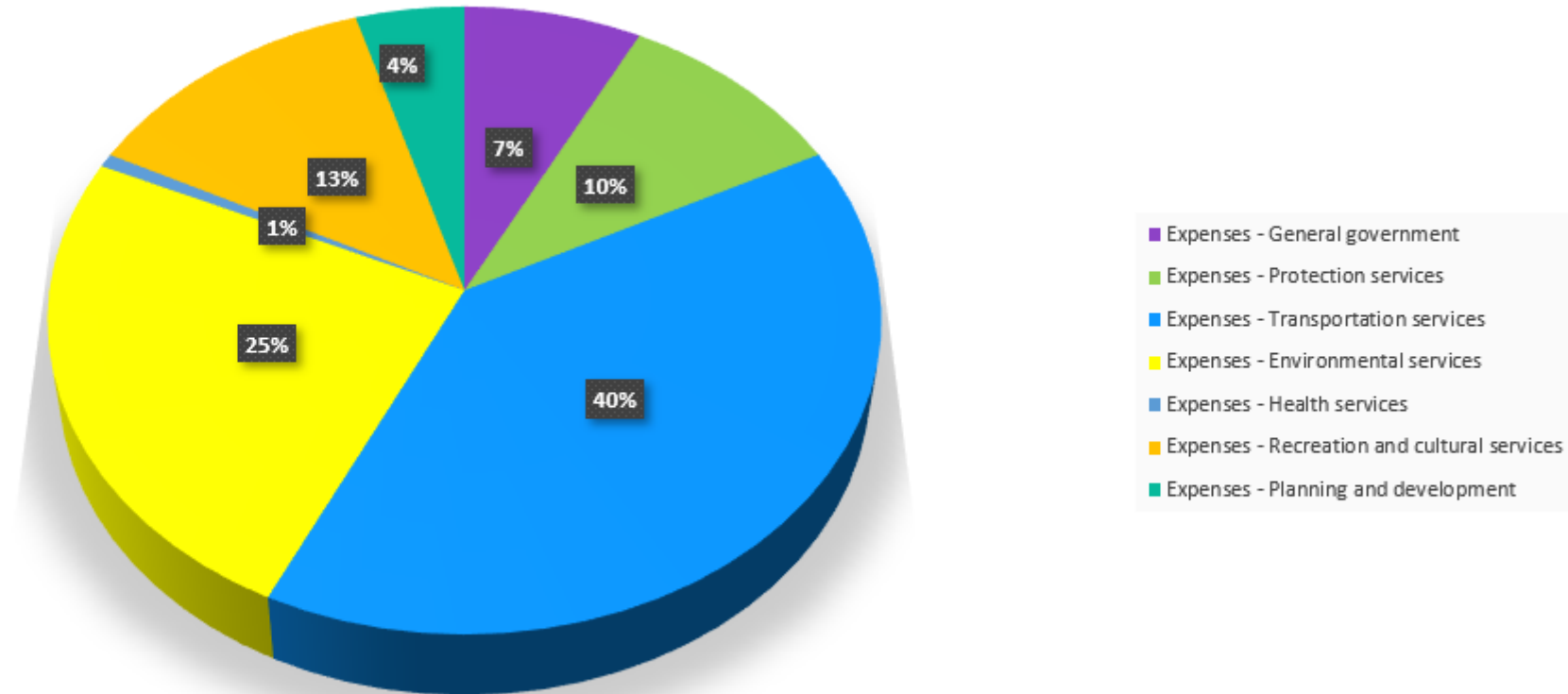
- The Statement of Operations reports the revenues less expenses resulting in the annual surplus of the municipality
- Key areas:
 - Budget vs. actual results
 - Expenditures by department
 - Annual surplus
 - Accumulated surplus

Statement of Operations

	2022 Budget (note 9)	2022 Actual	2021 Actual
REVENUE			
Net taxation/user charges	\$ 8,410,334	\$ 8,544,326	\$ 8,193,211
Fees and service charges	5,803,824	6,200,426	5,814,757
Grants	3,774,079	4,277,112	4,485,143
Other income (note 8)	1,172,947	2,678,684	2,008,923
Obligatory reserve funds revenue recognized (note 6)	<u>0</u>	<u>95,535</u>	<u>841,287</u>
	<u>19,161,184</u>	<u>21,796,083</u>	<u>21,343,321</u>
EXPENSES (schedule 1)			
General government	1,524,839	1,362,507	1,332,596
Protection to persons and property	1,811,586	1,785,467	1,644,585
Transportation services	6,899,495	7,140,290	6,776,594
Environmental services	4,055,716	4,449,215	3,875,368
Health services	133,087	123,442	129,239
Recreation and cultural services	2,554,484	2,317,847	2,075,137
Planning and development	<u>604,799</u>	<u>832,814</u>	<u>620,361</u>
	<u>17,584,006</u>	<u>18,011,582</u>	<u>16,453,880</u>
ANNUAL SURPLUS	<u>\$ 1,577,178</u>	<u>\$ 3,784,501</u>	<u>\$ 4,889,441</u>
ACCUMULATED SURPLUS at beginning of year		\$148,976,416	\$144,086,975
Annual surplus		<u>3,784,501</u>	<u>4,889,441</u>
ACCUMULATED SURPLUS at end of year		<u>\$152,760,917</u>	<u>\$148,976,416</u>

Expenditures by Department

Expenditures by Department



Expenditures by Department

	2018	2019	2020	2021	2022
Expenses - General government	10.3%	10.8%	7.5%	8.1%	7.6%
Expenses - Protection services	10.5%	9.6%	10.4%	10.0%	9.9%
Expenses - Transportation services	41.3%	41.4%	40.8%	41.2%	39.6%
Expenses - Environmental services	22.1%	22.1%	23.8%	23.6%	24.7%
Expenses - Health services	0.3%	0.4%	0.3%	0.9%	0.8%
Expenses - Recreation and cultural services	13.1%	12.9%	12.3%	12.6%	12.9%
Expenses - Planning and development	2.4%	2.7%	4.3%	3.8%	4.6%

Statement of Changes in Net Financial Assets

- The Statement of Changes in Net Financial Assets reconciles the annual surplus to the change in net financial assets, removing the activity of the non-financial assets

Statement of Changes in Net Financial Assets

	2022 Budget (note 9)	2022 Actual	2021 Actual
Annual surplus	\$ <u>1,577,178</u>	\$ <u>3,784,501</u>	\$ <u>4,889,441</u>
Acquisition of tangible capital assets	(15,194,892)	(7,843,756)	(6,684,639)
Amortization of tangible capital assets	5,484,903	6,068,085	5,484,903
(Gain) loss on disposal of tangible capital assets	(105,500)	(200,442)	113,181
Proceeds on disposal of tangible capital assets	<u>0</u>	<u>267,928</u>	<u>197,000</u>
	<u>(9,815,489)</u>	<u>(1,708,185)</u>	<u>(889,555)</u>
Change in prepaid expenses	<u>0</u>	<u>(6,889)</u>	<u>(11,419)</u>
(DECREASE) INCREASE IN NET FINANCIAL ASSETS	\$ <u>(8,238,311)</u>	2,069,427	3,988,467
NET FINANCIAL ASSETS at beginning of year		<u>26,471,513</u>	<u>22,483,046</u>
NET FINANCIAL ASSETS at end of year		\$ <u>28,540,940</u>	\$ <u>26,471,513</u>

Statement of Cash Flows

- The Statement of Cash Flows breaks down the change in cash equivalents through the year between operating and capital sources

Statement of Cash Flows

	2022	2021
CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES		
Annual surplus for the year	\$ 3,784,501	\$ 4,889,441
Items not requiring an outlay of cash		
Amortization	6,068,085	5,484,903
(Gain) loss on disposal of tangible capital assets	(200,442)	113,181
Share of income of Wellington North Power Inc.	<u>(535,977)</u>	<u>(457,166)</u>
	<u>5,331,666</u>	<u>5,140,918</u>
	<u>9,116,167</u>	<u>10,030,359</u>
Net changes in non-cash working capital		
Taxes receivable	(73,109)	150,103
Trade and other receivables	(258,365)	(165,807)
Accounts payable and accrued liabilities	1,311,062	23,999
Prepaid expenses	(6,889)	(11,419)
Deferred revenue	<u>2,832,726</u>	<u>2,210,797</u>
	<u>3,805,425</u>	<u>2,207,673</u>
	<u>12,921,592</u>	<u>12,238,032</u>
CASH PROVIDED BY (USED IN) CAPITAL ACTIVITIES		
Acquisition of tangible capital assets	(7,843,756)	(6,684,639)
Proceeds on disposal of tangible capital assets	<u>267,928</u>	<u>197,000</u>
	<u>(7,575,828)</u>	<u>(6,487,639)</u>
CASH USED IN FINANCING ACTIVITIES		
Net issuance (repayment) of long term debt	<u>(628,046)</u>	<u>4,475,786</u>
CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES		
Decrease (increase) in investments	10,646	(5,000,000)
Net change in long term receivables	<u>144,053</u>	<u>(55,308)</u>
	<u>154,699</u>	<u>(5,055,308)</u>
NET INCREASE IN CASH	4,872,417	5,170,871
CASH, beginning of year	<u>26,424,290</u>	<u>21,253,419</u>
CASH, end of year	<u>\$ 31,296,707</u>	<u>\$ 26,424,290</u>

Schedule of Accumulated Surplus

- The Schedule of Accumulated Surplus (Schedule 3) shows the various sources of the accumulated surplus, including reserves
- Reserves shown are amounts set aside by the municipality for specific purposes

Schedule of Accumulated Surplus

	2022	2021
SURPLUSES		
Invested in tangible capital assets		
Tangible capital assets at cost less amortization	\$124,167,190	\$122,459,005
Unexpended capital financing	4,755,730	5,477,738
Capital assets financed by long term debt and to be funded in future periods	<u>(477,009)</u>	<u>(695,746)</u>
	128,445,911	127,240,997
Investment in Wellington North Power Inc.	6,471,130	5,935,153
Recreation, community centres and arenas	(183)	5,390
Business improvement areas	(122,931)	62,733
Other	<u>20,872</u>	<u>19,226</u>
	<u>134,814,799</u>	<u>133,263,499</u>
RESERVE FUNDS		
Capital purposes	<u>15,591,047</u>	<u>13,665,351</u>
RESERVES		
Working funds	1,500,000	1,500,000
Current purposes	642,431	539,926
Capital purposes	<u>212,640</u>	<u>7,640</u>
	<u>2,355,071</u>	<u>2,047,566</u>
	<u>\$152,760,917</u>	<u>\$148,976,416</u>

Deferred Revenue

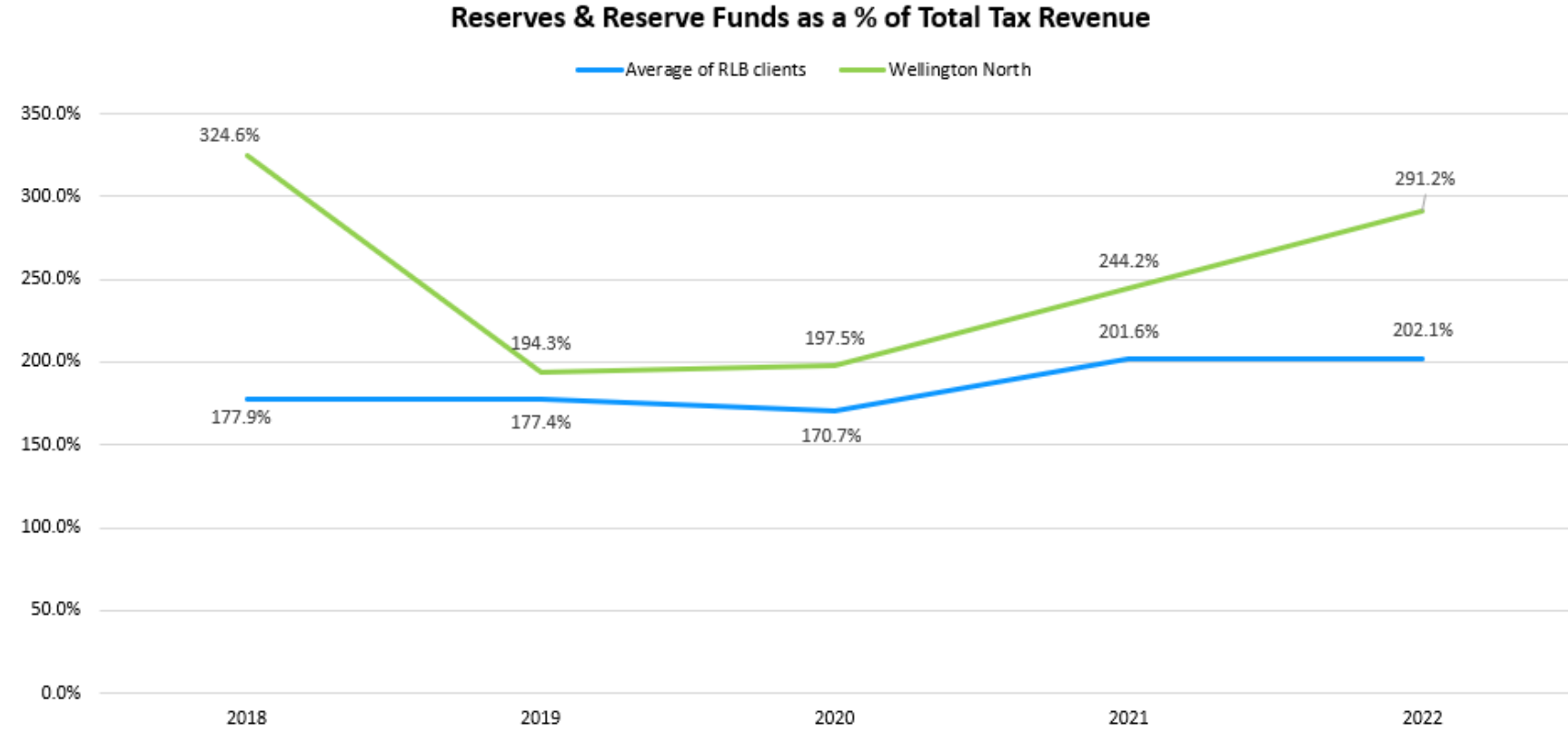
- The deferred revenue note reconciles the activity within obligatory reserve funds and other deferred items
- Deferred revenue is revenue received that has not yet been spent
- Obligatory reserve funds are deferred revenue that the municipality is required by law, regulation or the funding agreement that a reserve fund be utilized

Deferred Revenue

6. DEFERRED REVENUE

	DEC 31/21	CONTRI- BUTIONS RECEIVED	INVEST- MENT INCOME	REVENUE RECOGNIZED	DEC 31/22
OBLIGATORY RESERVE					
FUNDS					
Development charges	\$ 2,826,745	\$ 2,153,738	\$ 61,267	\$ (59,700)	\$ 4,982,050
Recreational land	295,597	105,000	6,407	0	407,004
Gas tax	<u>1,174,860</u>	<u>377,854</u>	<u>25,464</u>	<u>(35,835)</u>	<u>1,542,343</u>
	<u>4,297,202</u>	<u>2,636,592</u>	<u>93,138</u>	<u>(95,535)</u>	<u>6,931,397</u>
OTHER	<u>159,359</u>	<u>477,551</u>	<u>0</u>	<u>(279,020)</u>	<u>357,890</u>
	<u>\$ 4,456,561</u>	<u>\$ 3,114,143</u>	<u>\$ 93,138</u>	<u>\$ (374,555)</u>	<u>\$ 7,289,287</u>

Reserve & Reserve Funds



Next Steps

Council and management to communicate any changes to representations given throughout the audit process or any awareness of fraud up to the date of financial statement approval

Approval of financial statements by Council

Receipt of signed management representation letter

Township's submission of Financial Information Return (FIR)

Questions?



Thank you!



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**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022**

DRAFT

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
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YEAR ENDED DECEMBER 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of The Corporation of the Township of Wellington North

Opinion

We have audited the accompanying consolidated financial statements of The Corporation of the Township of Wellington North, which comprise the consolidated statement of financial position as at December 31, 2022 and the consolidated statements of operations, change in net financial assets and cash flow for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of The Corporation of the Township of Wellington North as at December 31, 2022 and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis of Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of The Corporation of the Township of Wellington North in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the corporation's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Guelph, Ontario
August 14, 2023

Chartered Professional Accountants
Licensed Public Accountants

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 CONSOLIDATED STATEMENT OF FINANCIAL POSITION
 AS AT DECEMBER 31, 2022

	2022	2021
FINANCIAL ASSETS		
Cash (note 3)	\$ 31,296,707	\$ 26,424,290
Investments	5,000,000	5,010,646
Taxes receivable	990,809	917,700
Trade and other receivables	2,651,495	2,393,130
Long term receivables (note 4)	88,635	232,688
Investment in Wellington North Power Inc. (note 5)	<u>6,471,130</u>	<u>5,935,153</u>
	<u>46,498,776</u>	<u>40,913,607</u>
LIABILITIES		
Accounts payable and accrued liabilities	5,828,686	4,517,624
Deferred revenue (note 6)	7,289,287	4,456,561
Long term debt (note 7)	<u>4,839,863</u>	<u>5,467,909</u>
	<u>17,957,836</u>	<u>14,442,094</u>
NET FINANCIAL ASSETS	<u>28,540,940</u>	<u>26,471,513</u>
NON-FINANCIAL ASSETS		
Tangible capital assets (schedule 2)	124,167,190	122,459,005
Prepaid expenses	<u>52,787</u>	<u>45,898</u>
	<u>124,219,977</u>	<u>122,504,903</u>
ACCUMULATED SURPLUS (schedule 3)	<u>\$152,760,917</u>	<u>\$148,976,416</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 CONSOLIDATED STATEMENT OF OPERATIONS
 FOR THE YEAR ENDED DECEMBER 31, 2022

	2022 Budget (note 9)	2022 Actual	2021 Actual
REVENUE			
Net taxation/user charges	\$ 8,410,334	\$ 8,544,326	\$ 8,193,211
Fees and service charges	5,803,824	6,200,426	5,814,757
Grants	3,774,079	4,277,112	4,485,143
Other income (note 8)	1,172,947	2,678,684	2,008,923
Obligatory reserve funds revenue recognized (note 6)	<u>0</u>	<u>95,535</u>	<u>841,287</u>
	<u>19,161,184</u>	<u>21,796,083</u>	<u>21,343,321</u>
EXPENSES (schedule 1)			
General government	1,524,839	1,362,507	1,332,596
Protection to persons and property	1,811,586	1,785,467	1,644,585
Transportation services	6,899,495	7,140,290	6,776,594
Environmental services	4,055,716	4,449,215	3,875,368
Health services	133,087	123,442	129,239
Recreation and cultural services	2,554,484	2,317,847	2,075,137
Planning and development	<u>604,799</u>	<u>832,814</u>	<u>620,361</u>
	<u>17,584,006</u>	<u>18,011,582</u>	<u>16,453,880</u>
ANNUAL SURPLUS	<u>\$ 1,577,178</u>	<u>\$ 3,784,501</u>	<u>\$ 4,889,441</u>
ACCUMULATED SURPLUS at beginning of year		\$148,976,416	\$144,086,975
Annual surplus		<u>3,784,501</u>	<u>4,889,441</u>
ACCUMULATED SURPLUS at end of year		<u>\$152,760,917</u>	<u>\$148,976,416</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2022

	2022 Budget (note 9)	2022 Actual	2021 Actual
Annual surplus	\$ <u>1,577,178</u>	\$ <u>3,784,501</u>	\$ <u>4,889,441</u>
Acquisition of tangible capital assets	(15,194,892)	(7,843,756)	(6,684,639)
Amortization of tangible capital assets	5,484,903	6,068,085	5,484,903
(Gain) loss on disposal of tangible capital assets	(105,500)	(200,442)	113,181
Proceeds on disposal of tangible capital assets	<u>0</u>	<u>267,928</u>	<u>197,000</u>
	<u>(9,815,489)</u>	<u>(1,708,185)</u>	<u>(889,555)</u>
Change in prepaid expenses	<u>0</u>	<u>(6,889)</u>	<u>(11,419)</u>
(DECREASE) INCREASE IN NET FINANCIAL ASSETS	\$ <u>(8,238,311)</u>	2,069,427	3,988,467
NET FINANCIAL ASSETS at beginning of year		<u>26,471,513</u>	<u>22,483,046</u>
NET FINANCIAL ASSETS at end of year		\$ <u>28,540,940</u>	\$ <u>26,471,513</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE YEAR ENDED DECEMBER 31, 2022

	2022	2021
CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES		
Annual surplus for the year	\$ <u>3,784,501</u>	\$ <u>4,889,441</u>
Items not requiring an outlay of cash		
Amortization	6,068,085	5,484,903
(Gain) loss on disposal of tangible capital assets	(200,442)	113,181
Share of income of Wellington North Power Inc.	<u>(535,977)</u>	<u>(457,166)</u>
	<u>5,331,666</u>	<u>5,140,918</u>
	<u>9,116,167</u>	<u>10,030,359</u>
Net changes in non-cash working capital		
Taxes receivable	(73,109)	150,103
Trade and other receivables	(258,365)	(165,807)
Accounts payable and accrued liabilities	1,311,062	23,999
Prepaid expenses	(6,889)	(11,419)
Deferred revenue	<u>2,832,726</u>	<u>2,210,797</u>
	<u>3,805,425</u>	<u>2,207,673</u>
	<u>12,921,592</u>	<u>12,238,032</u>
CASH PROVIDED BY (USED IN) CAPITAL ACTIVITIES		
Acquisition of tangible capital assets	(7,843,756)	(6,684,639)
Proceeds on disposal of tangible capital assets	<u>267,928</u>	<u>197,000</u>
	<u>(7,575,828)</u>	<u>(6,487,639)</u>
CASH USED IN FINANCING ACTIVITIES		
Net issuance (repayment) of long term debt	<u>(628,046)</u>	<u>4,475,786</u>
CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES		
Decrease (increase) in investments	10,646	(5,000,000)
Net change in long term receivables	<u>144,053</u>	<u>(55,308)</u>
	<u>154,699</u>	<u>(5,055,308)</u>
NET INCREASE IN CASH	4,872,417	5,170,871
CASH, beginning of year	<u>26,424,290</u>	<u>21,253,419</u>
CASH, end of year	\$ <u>31,296,707</u>	\$ <u>26,424,290</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of The Corporation of the Township of Wellington North are the representation of management prepared in accordance with Canadian public sector accounting standards (PSAS) as established by the Public Sector Accounting Board (PSAB) of CPA Canada. Significant accounting policies adopted by The Corporation of the Township of Wellington North are as follows:

(a) **ACKNOWLEDGEMENT OF RESPONSIBILITY**

The management of The Corporation of the Township of Wellington North acknowledges its responsibility for the creation and compilation of the consolidated financial statements and the following significant accounting policy decisions and related policy notes.

(b) **BASIS OF CONSOLIDATION**

- (i) These consolidated statements reflect the assets, liabilities, revenues and expenses of the current fund, capital fund, reserves and reserve funds of all municipal organizations, committees and boards which are controlled by Council. All interfund assets and liabilities and revenues and expenses have been eliminated on consolidation. The following board has been reflected in the consolidated financial statements:

Mount Forest Business Improvement Area 100%
 Arthur Business Improvement Area 100%

Government business enterprises and partnerships are separate legal entities which do not rely on the municipality for funding. Investments in government business enterprises are accounted for using the modified equity method. The following government business enterprise is reflected in the consolidated financial statements:

Wellington North Power Inc. 96.71%

- (ii) **Accounting for County and School Board Transactions:**

The taxation, other revenues, expenditures, assets and liabilities with respect to the operations of the school boards and the County of Wellington are not reflected in the municipal fund balances of these financial statements. Overlevies (underlevies) are reported on the Consolidated Statement of Financial Position as accrued liabilities (other receivables). See note 11.

- (iii) Trust funds and their related operations administered by the municipality are not consolidated, but are reported separately on the Trust Funds Statement of Financial Position and Continuity.

(c) **BASIS OF ACCOUNTING**

- (i) Sources of financing and expenditures are reported on the accrual basis of accounting.
- (ii) The accrual basis of accounting recognizes revenues as they become available and measurable. Expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(d) USE OF ESTIMATES

The preparation of financial statements in accordance with PSAS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring management's estimates include amortization of tangible capital assets and accrued liabilities. By their nature, these estimates are subject to measurement uncertainty and actual results could differ from management's best estimates as additional information becomes available in the future.

(e) INVESTMENTS

Investments held by the municipality are recorded at cost.

(f) LONG TERM RECEIVABLES

Long term receivables are recorded at cost.

(g) DEFERRED REVENUE

The revenue is reported on the consolidated statement of operations in the year in which it is used for the specified purpose, and any unspent revenue is deferred to the following year.

(h) FINANCIAL INSTRUMENTS

Measurement of financial instruments

The company initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions.

The company subsequently measures all its financial assets and financial liabilities at amortized cost.

Impairment

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. If an impairment has occurred, the carrying amount of financial assets measured at amortized cost is reduced to the greater of the discounted future cash flows expected or the proceeds that could be realized from the sale of the financial asset. The amount of the write-down is recognized in net earnings. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net earnings.

Transaction costs

The company recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(i) **NON-FINANCIAL ASSETS**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the Change in Net Financial Assets for the year.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributed to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital asset is amortized on a straight-line basis over its estimated useful life as follows:

Land improvements	30 to 75 years
Buildings	20 to 50 years
Machinery and equipment	5 to 50 years
Vehicles	10 to 20 years
Roads	30 years
Bridges and culverts	50 years
Water and sewer systems	70 years

Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value and are recognized as revenue at the date of receipt.

(iii) Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

(j) **POST-EMPLOYMENT BENEFITS**

The contributions to the Ontario Municipal Employees Retirement System ("OMERS"), a multi-employer defined benefit plan, are expensed when contributions are due.

(k) **REVENUE RECOGNITION**

Revenues are recognized as follows:

- (i) Taxation, user charges, and penalties and interest on taxation are recognized as revenue when the amounts are levied on the municipality's ratepayers.
- (ii) Other fines and penalties, and donations are recognized when collected.
- (iii) Fees and services charges, and other income are recorded upon sale of goods or provision of service when collection is reasonably assured.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(k) REVENUE RECOGNITION (continued)

- (iv) Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur providing the transfers are authorized, eligibility criteria have been met and reasonable estimates of the amounts can be made.
- (v) Revenue restricted by legislation, regulation or agreement and not available for general municipal purposes, such as grants, is reported as deferred revenue on the consolidated statement of financial position. The revenue is recognized in the consolidated statement of operations in the year in which it is used for the specified purpose.

2. FINANCIAL INSTRUMENTS

Unless otherwise noted, it is management's opinion that the corporation is not exposed to significant interest, credit, currency, liquidity, or other price risks arising from its financial instruments.

The extent of the corporation's exposure to these risks did not change in 2022 compared to the previous period.

The corporation does not have a significant exposure to any individual customer or counterpart.

3. CASH

The Township of Wellington North has an undrawn credit facility of \$1,000,000 for operating purposes.

The municipality's deposits are held with a Canadian Chartered Bank. The Canadian Deposit Insurance Corporation insures deposits up to a maximum of \$100,000 per depositor.

4. LONG TERM RECEIVABLES

	2022	2021
Sewer loans, 6%, various repayment amounts, due 2023	\$ 11,004	\$ 13,504
VTB mortgage, no interest, annual payments of \$20,000, due 2023	20,000	40,000
Arthur BIA, 2.45% interest on \$102,000 principal with no interest on the balance, equal instalments from 2023 to 2031	(2,499)	107,000
Tile drainage loans, 6%, various repayments, due 2028	<u>60,130</u>	<u>72,184</u>
	<u>\$ 88,635</u>	<u>\$ 232,688</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2022

5. INVESTMENT IN WELLINGTON NORTH POWER INC.

Wellington North Power Inc. is a corporation incorporated under the laws of the Province of Ontario and provides municipal electrical services. The Corporation of the Township of Wellington North owns 96.71% of the outstanding shares of Wellington North Power Inc.

The following summarizes the financial position and operations of the government business enterprise which has been reported in these financial statements using the modified equity method:

	2022	2021
Investment in common shares	\$ 1,585,016	\$ 1,585,016
Note receivable on demand, interest at 4.54%	985,016	985,016
Share of accumulated net income	<u>3,901,098</u>	<u>3,365,121</u>
	<u>\$ 6,471,130</u>	<u>\$ 5,935,153</u>

During 2022, The Corporation of the Township of Wellington North received interest of \$44,720 (2021 - \$44,720) and dividends of \$83,695 (2021 - \$0) from Wellington North Power Inc. The municipality paid service fees of \$104,989 (2021 - \$102,740) and other expenses of \$34,705 (2021 - \$44,480) to Wellington North Power Inc.

The following is selected financial information from the December 31, 2022 audited financial statements of Wellington North Power Inc.

	2022	2021
Assets	<u>\$ 16,961,795</u>	<u>\$ 15,971,612</u>
Liabilities	\$ 10,909,177	\$ 10,528,191
Equity	6,000,188	5,437,520
Regulatory balances	<u>52,430</u>	<u>5,901</u>
	<u>\$ 16,961,795</u>	<u>\$ 15,971,612</u>
Revenues	\$ 16,084,384	\$ 14,716,870
Expenses	<u>15,435,433</u>	<u>14,141,651</u>
Net income for the year	<u>\$ 648,951</u>	<u>\$ 575,219</u>

6. DEFERRED REVENUE

	DEC 31/21	CONTRI- BUTIONS RECEIVED	INVEST- MENT INCOME	REVENUE RECOGNIZED	DEC 31/22
OBLIGATORY RESERVE FUNDS					
Development charges	\$ 2,826,745	\$ 2,153,738	\$ 61,267	\$ (59,700)	\$ 4,982,050
Recreational land	295,597	105,000	6,407	0	407,004
Gas tax	<u>1,174,860</u>	<u>377,854</u>	<u>25,464</u>	<u>(35,835)</u>	<u>1,542,343</u>
	4,297,202	2,636,592	93,138	(95,535)	6,931,397
OTHER	<u>159,359</u>	<u>477,551</u>	<u>0</u>	<u>(279,020)</u>	<u>357,890</u>
	<u>\$ 4,456,561</u>	<u>\$ 3,114,143</u>	<u>\$ 93,138</u>	<u>\$ (374,555)</u>	<u>\$ 7,289,287</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
 FOR THE YEAR ENDED DECEMBER 31, 2022

7. LONG TERM DEBT

The balance of long term debt on the Consolidated Statement of Financial Position is made up of the following:

	2022	2021
Tile drainage loans payable, 6%, due 2028	\$ 60,130	\$ 72,184
Debenture payable, 5.84%, payable \$128,114 semi-annually, principal and interest, due August 2024	477,008	695,746
Debenture payable, 3.65%, payable \$282,626 semi-annually, principal and interest, due July 2031	<u>4,302,725</u>	<u>4,699,979</u>
	<u>\$ 4,839,863</u>	<u>\$ 5,467,909</u>

Principal repayments, in aggregate, are due as follows:

2023	\$ 652,204
2024	681,319
2025	452,643
2026	469,362
2027	481,440
Thereafter	<u>2,102,895</u>
	<u>\$ 4,839,863</u>

8. OTHER INCOME

	2022 Budget (note 9)	2022 Actual	2021 Actual
Penalties and interest on taxation	\$ 150,000	\$ 148,784	\$ 153,914
Miscellaneous	46,399	74,288	163,933
Other fines and penalties	1,250	4,124	2,899
Investment income (note 5)	147,000	749,998	205,392
Rents, concessions and franchises	693,798	912,852	908,755
Donations	7,500	52,220	228,045
Gain (loss) on disposal of tangible capital assets	105,500	200,442	(113,181)
Developer contributions	21,500	0	2,000
Government business enterprise (note 5)	<u>0</u>	<u>535,976</u>	<u>457,166</u>
	<u>\$ 1,172,947</u>	<u>\$ 2,678,684</u>	<u>\$ 2,008,923</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

9. BUDGET AMOUNTS

The budget figures are presented for comparison purposes as prepared and approved by Council, reclassified to confirm to the current financial statement presentation. The budgeted figures are prepared on the cash basis of accounting and have been restated to confirm to the accrual basis of accounting on which the actual figures are reported. The following chart reconciles the approved budget with the budget figures as presented in these consolidated financial statements:

Revenue

Approved Budget	\$ 33,324,994
Transfer from reserve funds, net	(7,680,528)
Prior year carried forward	(6,363,384)
Unfunded amounts	<u>(119,898)</u>
Total revenues	<u>19,161,184</u>

Expenses

Approved Budget	33,324,994
Acquisition of tangible capital assets	(15,194,892)
Debt principal repayments	(615,991)
Amortization	5,484,903
Contribution to Operating from Capital Fund, Reserves and Reserve Funds	<u>(5,415,008)</u>
Total expenses	<u>17,584,006</u>

Annual surplus	<u>\$ 1,577,178</u>
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10. PENSION AGREEMENTS

The municipality makes contributions to the Ontario Municipal Employees Retirement Fund (OMERS), which is a multi-employer plan, on behalf of 51 (2021 - 44) members of its staff. This plan is a defined benefit plan which specifies the amount of the retirement entitlement to be received by the employees based on the length of service and rates of pay. Employees and employers contribute jointly to the plan. The employer amount contributed to OMERS for 2022 by the municipality was \$307,638 (2021 - \$274,322). The contribution rate for 2022 was 9.0% to 14.6%, depending on age and income level, which is consistent with the previous year. OMERS is a multi-employer plan, therefore any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the municipality does not recognize any share of the OMERS pension surplus or deficit. The last available report for the OMERS plan was December 31, 2022. At that time, the plan reported a \$6.7 billion actuarial deficit (2021 - \$3.1 billion actuarial deficit), based on accrued pension obligations of \$128.8 billion (2021 - \$119.3 billion) and net assets available for benefits of \$124.4 billion (2021 - \$120.9 billion).

11. OPERATIONS OF THE SCHOOL BOARDS AND THE COUNTY OF WELLINGTON

During the year, the following taxation revenue was raised and remitted to the school boards and County of Wellington:

	2022	2021
School Boards	\$ 3,760,984	\$ 3,679,539
County of Wellington	<u>11,112,757</u>	<u>10,640,318</u>
	<u>\$ 14,873,741</u>	<u>\$ 14,319,857</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

12. TRUST FUNDS

The trust funds administered by the municipality amounting to \$383,533 (2021 - \$370,841) have not been included in the statement of financial position, nor have the operations been included in the statement of operations.

13. SEGMENTED INFORMATION

The Corporation of the Township of Wellington North is a diversified municipal government institution that provides a wide range of services to its residents such as fire, sewer, water, recreational and planning. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

General Government

This segment relates to the governance and operations of the municipality itself and cannot be directly attributed to another specific segment.

Protection to Persons and Property

Protection is comprised of fire protection, conservation authority, emergency measures, animal control and building and structural inspection. The fire department is responsible to provide fire suppression service, fire prevention programs, training and education. The members of the fire department consist of volunteers. The building department provides a number of services including maintenance and enforcement of building and construction codes and review of all property development plans through its application process.

Transportation Services

Transportation services is responsible for construction and maintenance of the municipality's roadways, bridges, parking areas and streetlights.

Environmental Services

This segment provides the municipality's drinking water, processes and cleans sewage and ensures the municipality's water systems meet all provincial standards.

Health Services

Health services includes contributions to the operations of local cemeteries.

Recreation and Cultural Services

This segment provides services meant to improve the health and development of the municipality's residents. The municipality operates and maintains parks, arenas, swimming pools and community centres. The municipality also provides recreational programs.

Planning and Development

This segment is responsible for planning and zoning, including the official plan. This service area also includes tourist information and promotion, economic development, business improvement area and drainage.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 SCHEDULE OF SEGMENTED DISCLOSURE
 FOR THE YEAR ENDED DECEMBER 31, 2022

Schedule 1

	General Government	Protection Services	Transportation Services	Environmental Services	Health Services	Recreation and Cultural Services	Planning and Development	2022	2021
EXPENSES									
Salaries and benefits	\$ 461,065	\$ 719,483	\$ 1,558,406	\$ 710,868	\$ 31,807	\$ 886,969	\$ 155,049	\$ 4,523,647	\$ 4,242,044
Materials	434,258	560,969	1,794,859	1,133,210	88,205	825,215	488,501	5,325,217	4,879,327
Contracted services	287,996	102,778	147,260	765,173	2,089	141,927	189,264	1,636,487	1,452,344
Rents and financial expenses	86,470	0	0	0	0	0	0	86,470	97,637
Interest on long term debt	0	0	0	193,524	0	0	0	193,524	128,765
Amortization	92,718	224,085	3,639,765	1,646,440	1,341	463,736	0	6,068,085	5,484,903
Other	<u>0</u>	<u>178,152</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>178,152</u>	<u>168,860</u>
	<u>\$ 1,362,507</u>	<u>\$ 1,785,467</u>	<u>\$ 7,140,290</u>	<u>\$ 4,449,215</u>	<u>\$ 123,442</u>	<u>\$ 2,317,847</u>	<u>\$ 832,814</u>	<u>\$18,011,582</u>	<u>\$16,453,880</u>

See notes to the consolidated financial statements

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
 CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS
 FOR THE YEAR ENDED DECEMBER 31, 2022

Schedule 2

	Land and Land Improvements	Buildings	Machinery and Equipment	Vehicles	Roads	Bridges and Culverts	Water and Sewer Systems	2022	2021
COST									
Balance, beginning of year	\$ 5,560,193	\$ 20,100,866	\$ 34,366,473	\$ 9,237,213	\$ 147,440,953	\$ 8,514,456	\$ 42,050,373	\$ 267,270,527	\$ 261,602,927
Additions during the year	166,538	91,118	722,665	1,299,068	5,290,555	35,835	237,977	7,843,756	6,684,639
Disposals during the year	<u>0</u>	<u>0</u>	<u>(100,420)</u>	<u>(808,923)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(909,343)</u>	<u>(1,017,039)</u>
Balance, end of year	<u>5,726,731</u>	<u>20,191,984</u>	<u>34,988,718</u>	<u>9,727,358</u>	<u>152,731,508</u>	<u>8,550,291</u>	<u>42,288,350</u>	<u>274,204,940</u>	<u>267,270,527</u>
ACCUMULATED AMORTIZATION									
Balance, beginning of year	659,850	8,020,693	13,095,396	4,522,489	102,618,080	3,624,591	12,270,423	144,811,522	140,033,477
Amortization for the year	30,483	419,500	596,982	493,825	3,011,101	213,435	1,302,759	6,068,085	5,484,903
Accumulated amortization on disposals	<u>0</u>	<u>0</u>	<u>(90,680)</u>	<u>(751,177)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(841,857)</u>	<u>(706,858)</u>
Balance, end of year	<u>690,333</u>	<u>8,440,193</u>	<u>13,601,698</u>	<u>4,265,137</u>	<u>105,629,181</u>	<u>3,838,026</u>	<u>13,573,182</u>	<u>150,037,750</u>	<u>144,811,522</u>
NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS									
	<u>\$ 5,036,398</u>	<u>\$ 11,751,791</u>	<u>\$ 21,387,020</u>	<u>\$ 5,462,221</u>	<u>\$ 47,102,327</u>	<u>\$ 4,712,265</u>	<u>\$ 28,715,168</u>	<u>\$ 124,167,190</u>	<u>\$ 122,459,005</u>

The net book value of tangible capital assets not being amortized because they are under construction (or development or have been removed from service) is \$2,636,254 (2021 - \$1,372,280).

No contributed capital assets were recognized in the financial statements during the year.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

SCHEDULE OF ACCUMULATED SURPLUS

Schedule 3

AS AT DECEMBER 31, 2022

	2022	2021
SURPLUSES		
Invested in tangible capital assets		
Tangible capital assets at cost less amortization	\$ 124,167,190	\$ 122,459,005
Unexpended capital financing	4,755,730	5,477,738
Capital assets financed by long term debt and to be funded in future periods	<u>(477,009)</u>	<u>(695,746)</u>
	128,445,911	127,240,997
Investment in Wellington North Power Inc.	6,471,130	5,935,153
Recreation, community centres and arenas	(183)	5,390
Business improvement areas	(122,931)	62,733
Other	<u>20,872</u>	<u>19,226</u>
	<u>134,814,799</u>	<u>133,263,499</u>
RESERVE FUNDS		
Capital purposes	<u>15,591,047</u>	<u>13,665,351</u>
RESERVES		
Working funds	1,500,000	1,500,000
Current purposes	642,431	539,926
Capital purposes	<u>212,640</u>	<u>7,640</u>
	<u>2,355,071</u>	<u>2,047,566</u>
	<u>\$ 152,760,917</u>	<u>\$ 148,976,416</u>

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of: The Corporation of the Township of Wellington North

Opinion

We have audited the accompanying financial statements of The Corporation of the Township of Wellington North trust funds, which comprise the statement of financial position as at December 31, 2022 and the statement of continuity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, these financial statements present fairly, in all material respects, the financial position of The Corporation of the Township of Wellington North trust funds as at December 31, 2022 and the results of their operations for the year then ended in accordance with Canadian public sector accounting standards.

Basis of Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of The Corporation of the Township of Wellington North in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the trust funds' ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the trust funds or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the trust funds' financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the trust funds' internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the trust funds' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the trust funds to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Guelph, Ontario
August 14, 2023

Chartered Professional Accountants
Licensed Public Accountants

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH - TRUST FUNDS
 STATEMENTS OF FINANCIAL POSITION AND CONTINUITY
 AS AT DECEMBER 31, 2022

	Subdividers	Cemetery Care and Maintenance	History Books	2022	2021
STATEMENT OF FINANCIAL POSITION					
Assets					
Cash	\$ 0	\$ 128	\$ 0	\$ 128	\$ 331,750
Investments (note 2)	<u>2,607</u>	<u>378,077</u>	<u>8,704</u>	<u>389,388</u>	<u>40,147</u>
	<u>\$ 2,607</u>	<u>\$ 378,205</u>	<u>\$ 8,704</u>	<u>\$ 389,516</u>	<u>\$ 371,897</u>
Liabilities					
Due to Township	\$ 0	\$ 5,233	\$ 0	\$ 5,233	\$ 306
Prepaid plots	<u>0</u>	<u>750</u>	<u>0</u>	<u>750</u>	<u>750</u>
	0	5,983	0	5,983	1,056
Fund balance	<u>2,607</u>	<u>372,222</u>	<u>8,704</u>	<u>383,533</u>	<u>370,841</u>
	<u>\$ 2,607</u>	<u>\$ 378,205</u>	<u>\$ 8,704</u>	<u>\$ 389,516</u>	<u>\$ 371,897</u>
STATEMENT OF CONTINUITY					
Fund balance, beginning of year	<u>\$ 2,529</u>	<u>\$ 359,869</u>	<u>\$ 8,443</u>	<u>\$ 370,841</u>	<u>\$ 353,381</u>
Receipts					
Interest earned	\$ 78	\$ 11,124	\$ 261	\$ 11,463	\$ 1,941
Share of plot sales	0	9,903	0	9,903	14,995
Monument fees	0	2,450	0	2,450	1,900
Miscellaneous	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>505</u>
	<u>78</u>	<u>23,477</u>	<u>261</u>	<u>23,816</u>	<u>19,341</u>
Disbursements					
Transfer to municipality	<u>0</u>	<u>11,124</u>	<u>0</u>	<u>11,124</u>	<u>1,881</u>
Fund balance, end of year	<u>\$ 2,607</u>	<u>\$ 372,222</u>	<u>\$ 8,704</u>	<u>\$ 383,533</u>	<u>\$ 370,841</u>

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH - TRUST FUNDS
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the trust funds of The Corporation of the Township of North Wellington are the representation of management prepared in accordance with accounting policies prescribed for Ontario municipalities by the Ministry of Municipal Affairs and Housing and Canadian public sector accounting standards. Since precise determination of many assets and liabilities is dependent upon future events, the preparation of periodic financial statements necessarily involves the use of estimates and approximations. These have been made using careful judgments.

(a) **BASIS OF ACCOUNTING**

- (i) Sources of financing and expenditures are reported on the accrual basis of accounting.
- (ii) The accrual basis of accounting recognizes revenues as they become available and measurable. Expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

2. INVESTMENTS

Total investments of \$389,388 (2021 - \$40,147) reported on the statement of financial position at cost have a market value of \$333,958 (2021 - \$38,346).

DRAFT

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 073-2023

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 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Concession 8 North Part Lot 23 with civic address of 8773 Concession 9 as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Agricultural (A) to Agricultural Exception (A-121)**

THAT Section 33, Rural Area Exception Zones, is hereby amended by adding the following new exceptions:

33.121 CON 8 N PT LOT 23	A-121	Notwithstanding Section 8.1, a septic system is permitted within the lands zoned A-121 to service the existing modular homes on the date of passing of this By-law. <ol style="list-style-type: none"> a) Expansion of the modular home community located on 8773 Concession 9 is not permitted.
---------------------------------------	--------------	--

2. **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 14TH DAY OF JULY, 2023.

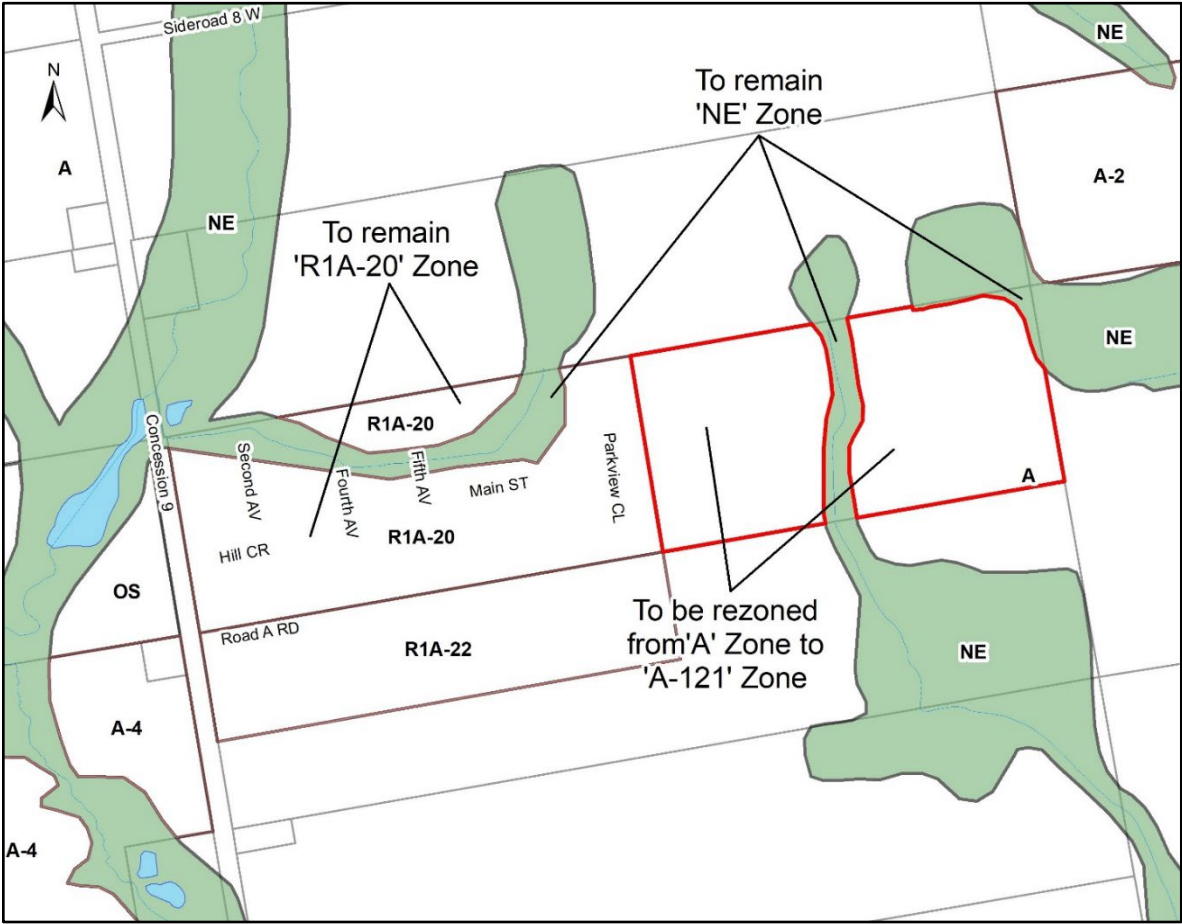
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 073-2023

Schedule "A"



This is Schedule "A" to By-law 073-2023

Passed this 14th day of July 2023

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

EXPLANATORY NOTE

BY-LAW NUMBER 073-2023

THE LOCATION OF THE SUBJECT LANDS

The subject land is legally described as Concession 8 North Part Lot 23 and known municipally as 8773 Concession 9. The subject lands are approximately 39.85 ha (98.47 ac) in size and are currently zoned Agriculture (A), Site Specific Unserviced Residential Zone (R1A-20) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone approximately 19 ha (46.95 ac) of the subject property from Agriculture (A) to Site Specific Agricultural (A-121) to be used exclusively for a septic system benefitting the modular homes on the subject property.



WELLINGTON NORTH

SEMPER PORRO

DEPUTATION REQUEST FORM

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

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

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

Signature: _____ Date: _____
 Electronic Signature Accepted

Please submit to:

Karren Wallace, Director Legislative Services/Clerk

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

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

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

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

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – JULY 24, 2023 AT 7:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 6:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
Part 1 <https://www.youtube.com/watch?v=YIzuMbPcySk&t=7s>
Part 2 <https://www.youtube.com/watch?v=wFHtuJiAwnM>**

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
Senior Project Manager: Tammy Stevenson
Director of Finance: Jery Idialu
Manager, Community & Economic Development: Dale Small
Recreation Services Manager: Tom Bowden**

CALLING TO ORDER

Mayor Lennox called the meeting to order.

O'CANADA**ADOPTION OF THE AGENDA**

RESOLUTION: 2023-257

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Agenda for the July 24, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

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;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

RESOLUTION: 2023-258

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:31 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

CARRIED

1. REPORTS

- Verbal report Municipal Solicitor OLT Appeal A04-2023 Red Maple Land Co. 8648 Highway 6, Arthur, ON

2. REVIEW OF CLOSED SESSION MINUTES

- June 5, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-259

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 7:09 p.m.

CARRIED

RESOLUTION: 2023-260

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the verbal report from the Municipal Solicitor;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-261

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the June 5, 2023 Council Meeting.

CARRIED

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Special Meeting of Council, July 4, 2023
2. Regular Meeting of Council, July 10, 2023
3. Public Meeting, July 10, 2023

RESOLUTION: 2023-262

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Special Meeting of Council held on July 4, 2023, the Regular Meeting of Council and the Public Meeting held on July 10, 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, 2a, 3a, 4a, 5c, 5d

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-263

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the July 24, 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 Report OPS 2023-028 being a report on Jack's Way (Mount Forest) Stage 3 Preliminary Acceptance;

AND FURTHER THAT Council receive the correspondence from Frank Vanderloo, BM Ross and Associates Limited, dated July 19, 2023, regarding Jack's Way (Mount Forest) Preliminary Acceptance Stage 3 Municipal Services;

AND FURTHER THAT Council grant 5053745 Ontario Inc., for its Jack's Way subdivision in the community of Mount Forest (Draft Plan 23T-18004), Preliminary Acceptance for Stage 3 Municipal Services works with the guarantee and maintenance period commencing on July 24, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-021 being a report on the delegation of authority policy;

AND FURTHER THAT the Mayor and the Clerk are authorized to sign By-law 065-2023 being a By-law to amend By-law 116-2021 being the Delegation of Authority By-law.

THAT the Council of the Corporation of the Township of Wellington North receive report CLK 2023-022 being a report on a Notice of Trespass Policy;

AND FURTHER THAT Council approves the Notice of Trespass Policy.

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Press Release, dated July 24, 2023, regarding Volunteer Celebration and Newcomers Welcome on Thursday, September 14th.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2023-264

Moved: Councillor Burke

Seconded: Councillor McCabe

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 July 11, 2023.

CARRIED

RESOLUTION: 2023-265

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report EDO 2023-014 being an update from the Economic Development Office.

CARRIED

RESOLUTION: 2023-266

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT Council of the Corporation of the Township of Wellington North receive Report OPS 2023-027 being a report on Consolidated Linear Infrastructure Environmental Compliance Approval for Wastewater and Stormwater Collection Systems Update and Implementation Plan;

AND FURTHER THAT Council authorize the designation of the Senior Project Manager, Manager Environmental and Development Services and CAO to represent the Township, as the owner's authorized representatives, for the purposes of any application, including any future renewal, extension or amendment application, to the Ministry of the Environment, Conservation and Parks for a Consolidated Linear Infrastructure Environmental Compliance Approval for the Townships Municipal Sewage Collection System and the Townships Stormwater Management System;

AND FURTHER THAT Council approve the proposed CLI ECA application fees found within this report and implement fees immediately;

AND FURTHER THAT Council direct staff to allow for additional funding for CLI ECA projects as part of the future budget discussion; and

AND FURTHER THAT Council direct staff to apply the CLI ECA to all planning, municipal infrastructure design and construction projects.

CARRIED

RESOLUTION: 2023-267

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2023-006 being a report on amendments to the By-law 127-2022 being the 2023 fees and charges by-law;

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

CARRIED

RESOLUTION: 2023-268

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-024 being a report on amendments to Canine By-law 004-2017 (2);

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the amending by-law.

CARRIED

RESOLUTION: 2023-269

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2023-007;

AND FURTHER THAT Strategic Planning sessions open to the public be held as follows:

Thursday, July 27, 2023. 6:30 – 8 pm
Arthur & Area Community Centre
158 Domville St. Arthur

Monday, July 31, 2023. 6:30 – 8 pm
Mount Forest & District Sports Complex
850 Princess St, Mount Forest

CARRIED

NOTICE OF MOTION

No notice of motion tabled

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Community Garden – invitation for donors and Council member to attend an appreciation day on Saturday, July 22, 2023

Councillor McCabe (Ward 4):

- Saugeen Valley Conservation Authority, Authority Board Meeting held last week and Executive Meeting this week
- Mount Forest Aquatics Advisory Committee Meeting to be held July 25, 2023

Mayor Lennox:

- Thanked Councillor Burke for taking his place during the Fireworks Festival and thanked the organizing committee and volunteers that make it happen

BY-LAWS

- a. By-law Number 055-2023 being a by-law to amend By-law 004-17 being a by-law to regulate and provide for the keeping, control and licensing of dogs within the Township of Wellington North

RESOLUTION: 2023-270

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 055-2023 be read a First, Second and Third time and enacted.
CARRIED

- b. By-law Number 062-2023 being a by-law to amend By-law 127-2022 being a by-law to establish the fees and charges for various services provided by the municipality

RESOLUTION 2023-271

Moved: Councillor Hern

Seconded: Councillor Renken

That the fees be amended to exempt livestock guardian dogs from a licensing fee
DEFEATED

RESOLUTION: 2023-272

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 062-2023 be read a First, Second and Third time and enacted.
CARRIED

- c. By-law Number 063-2023 being a by-law to regulate dangerous dogs and potentially dangerous dogs within the Township of Wellington North

RESOLUTION: 2023-273

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 063-2023 be read a First, Second and Third time and enacted.
CARRIED

- d. By-law Number 064-2023 being a by-law to authorize a Community Improvement Plan in the Township of Wellington North and repeal 016-2019
- e. By-law Number 065-2023 being a by-law to amend By-law 116-21 being by-law to adopt a Delegation of Authority Policy

RESOLUTION: 2023-274

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 064-2023 and 065-2023 be read a First, Second and Third time and enacted.
CARRIED

- f. By-law Number 066-2023 being a by-law to appoint a Director of Finance/Treasurer for The Corporation of the Township of Wellington North and repeal 06-2022

RESOLUTION: 2023-275

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 066-2023 be read a First, Second and Third time and enacted.
CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2023-276

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 067-2023 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 July 24, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2023-277

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Regular Council meeting of July 24, 2023 be adjourned at 7:59 p.m.

CARRIED

MAYOR

CLERK

065

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
June 13, 2023 @ 7:00 P.M.
MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX.

Committee Members Present:

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

Guests: Steve McCabe, Councillor (arrived at 7:04)

Regrets: Ray Tout, Lions Member
Laurie Doney, Public Member
Brooke Lambert, Chief Administrative Officer
Andy Lennox, Mayor

Staff Present: Dale Small, Manager, Community & Economic Development
Tasha Grafos, Community Recreation Coordinator
Jessica Turnbull, Administrative Assistant

CALLING THE MEETING TO ORDER

Chair Burke called the meeting to order at 7:02 p.m.

ADOPTION OF THE AGENDA

RESOLUTION: MFA 2023-014

Moved: Member Leach

Seconded: Member Job

THAT the agenda for the June 13, 2023, Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting be accepted and passed.

CARRIED

DISLCOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

Minutes of Previous Meeting

Approved at the May 8, 2023, Meeting of Council

RESOLUTION: MFA 2023-015

Moved: Member McFarlane

Seconded: Member Weber

THAT the Mount Forest Aquatics Ad Hoc Advisory Committee receive for information the Minutes from the April 25, 2023, committee meeting.

CARRIED

BUSINESS ARISING FROM THE MINUTES

Future Home of Mount Forest Pool signage

Chair Burke told the committee that the sign was complete and ready for installation. She asked if the committee would like to align the installation with an unveiling event or install the sign as soon as possible as it would be nice to have it up this Saturday, June 17th, for the Hospital Gala.

Member Leach mentioned that committee can have the official unveiling anytime and agreed it should be installed as soon as possible. The committee directed staff to contact a contractor to install the sign. Member McFarlane added to let her know when the sign is installed so that she can make a post on social media before any community members post it.

Committee Champions

Chair Burke discussed who is going to be on the corporate fundraising team as there are public members that worked on the splash pad interested in joining. There are roles that will need to be filled such as fundraisers, community engagement, volunteer engagement, social media and event coordinator, and an information coordinator that would compile lists and help rally volunteers as well as help with social media.

Member McFarlane likes the idea of each person having a role and it would be nice to break it down and volunteered to be apart of the corporate donation team.

Member Weber suggested a calendar of coming events just for committee to keep track.

Member McFarlane started a calendar and is happy to update. She agreed to work as the social media and information coordinator.

Fundraising Campaign Strategy: Update on Fundraising Strategy, including professional services vs internal, grant research and donor naming/recognition suggestions.

The Manager of Community & Economic Development is to prepare a full fundraising strategy that will need to be endorsed by this committee and approved by council.

Currently Tammy Stevenson, Senior Project Manager is taking on the conceptual design of the pool working towards the detailed design to take back to council. The MCED discussed two key items for fundraising, doing it internally or externally by contacting a professional firm. It is good to have defined roles and responsibilities for members and if doing the fundraising internally the township would still most likely be looking at the recruitment of a development officer for supporting the committee.

The MCED has reached out to five professional firms and has received one proposal back thus far. Based on the sample it would be \$325,000 to hire the firm which excludes travel and project related costs, to be implemented over 18 months in 4 different phases. The company has experience with recreational type facilities and municipalities.

The MCED explained that another key area to focus on is grant applications. There are professional companies that will undertake grant application – they require no fees up front and if they have success, they take 10%.

067

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
June 13, 2023 @ 7:00 P.M.
MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX.

Member Renken asked if hiring the fundraising firm would mean there is a guaranteed amount of return. The MCED explained that there is no guarantee on reaching the goal amount but there is a proven success level for process and leadership.

Chair Burke asked if this company would do workshops to assist with corporate donations. The MCED stated the first 10 weeks would be undertaking this type of work with the group.

Member Leach mentioned he is interested in seeing more quotes and questioned whether the choice of firm is at the decision of this committee or council. The MCED explained that Council would look for committees' suggestion and that they are going to look through the staff report and recommendations on the best approach.

The MCED presented the committee with a donor scale document and welcomes feedback.

Member McFarlane suggested lowering some donor items so that it opens donations to more community members.

Member Job echoed member McFarlane in suggesting lowering the donor scale for some items.

Member McFarlane suggested keeping it as a range and not fixed numbers for items.

Member Leach added that donors should be permitted to give over a timeframe such as three – five years. He then asked if hiring a consultant, would they be looking to fundraise for the full pool expense and not just this committee's responsibility.

The MCED thought this was a great question and suggested that if moving forward with a consultant the full price of the pool be the target.

The CRC interjected that the Architects expect to have an up-to-date dollar figure within 6 weeks.

Member Renken questioned if committee or the consultants did manage to surpass the goal could there be an option to increase the lanes to five for swim meets.

The Chair explained that any money surpassed the goal would likely go to adding or upgrading amenities.

Member Renken asked if an amenity could be a cover on the pool to extend the usage of the facility.

The CRC explained that in the Recreation Master Plan it discusses this topic and it not a recommended or has it been a successful venture with any municipality.

Member Weber highlighted that the township could still have a swim team but would not be able to host meets.

068

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
June 13, 2023 @ 7:00 P.M.
MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX.

FAQs & Website Page

The CRC detailed the future page for the pool on the township website. It will most likely be a subpage of the capital projects. Member McFarlane suggested to share when the page is finalized with the social media coordinator.

ITEMS FOR CONSIDERATION

Financial Update

Currently \$12,856.01 in the account with a cheque made out to Marc apparel for \$994.40 that will be reimbursed by the municipality.

RESOLUTION: MFA 2023-016

Moved: Member Leach

Seconded: Member Weber

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

CARRIED

OTHER BUSINESS/ROUNDTABLE

Member Job suggested next meeting members should bring ideas of what they want to be involved in.

Chair Burke suggested members buy swag as it is important to sport the apparel for awareness. Chair Burke will be at the Farmers Market this Saturday with a booth.

NEXT MEETING

Tuesday July 25, 2023 at 7:00PM

ADJOURNMENT

RESOLUTION: MFA 2023-017

Moved: Member McFarlane

Seconded: Member Renken

THAT the Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting of June 13, 2023, be adjourned at 8:29 p.m.

CARRIED

069

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
July 25, 2023 @ 7:00 P.M.
MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX.

Committee Members Present:

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

Guests: Caitlin Reeves

Regrets: Ray Tout, Lions Member
Brooke Lambert, Chief Administrative Officer
Andy Lennox, Mayor

Staff Present: Dale Small, Manager, Community & Economic Development
Tasha Grafos, Community Recreation Coordinator
Jessica Turnbull, Administrative Assistant

CALLING THE MEETING TO ORDER

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

ADOPTION OF THE AGENDA

RESOLUTION: MFA 2023-018

Moved: Member Job

Seconded: Member Renken

THAT the agenda for the July 25, 2023, Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting be accepted and passed.

CARRIED

DISLCOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

Minutes of Previous Meeting

RESOLUTION: MFA 2023-019

Moved: Member Leach

Seconded: Member Weber

THAT the Mount Forest Aquatics Ad Hoc Advisory Committee receive for information the Minutes from the June 13, 2023 committee meeting.

CARRIED

070

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
July 25, 2023 @ 7:00 P.M.
MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX.

BUSINESS ARISING FROM THE MINUTES

Farmers Market Update

Chair Burke explained there are 10 market days left for the year and committee should have someone at each of these days. She suggested each member try and look at their schedule and get back to her on availability.

The Chair and Manager of Community & Economic Development are working on a takeaway document for community members attending the farmer's market. The document will not be as complex as the brochure but will be something fun with a FAQs section. Chair Burke will be sending out an email with a calendar to organize the farmers market schedule.

Chair Burke discussed how several youth were asking for swag such as sweaters and shirts at the previous farmers market and currently there are no youth sizes. Chair would like to order sizes for a younger age range as it would be nice to have a full-size range of shirts for community members to purchase. Currently there are toddler shirts in stock that don't move. They are \$30 and Chair Burke would like to reduce cost to sell them.

Member McFarlane asked about an inventory count and if it is a smart idea to order more items if they aren't selling. Member McFarlane added she would like to have more items on the shop Wellington website.

Member Weber added when at the farmers market everybody wanted to see a picture of the pool and if it would be a good idea to have a poster. Chair Burke and the Manager of Community & Economic Development are going to make the takeaway document which will include images.

Member McFarlane suggested sending the document via email to members so they can print and distribute to community members that would like one.

Update on Pool Design and Cost

The CRC noted there are no new developments with the design and that the architects are fine tuning the drawings and moving it in to cost reporting which takes three weeks, the final cost of pool should be released by end of August.

Fundraising Strategy Proposal

The Manager of Community & Economic Development spoke to his proposal included in the agenda. Staff will go to council in September with a report on the final design, final cost, and fundraising strategy.

The committee had asked staff to look at professional fundraising options. The agencies have been included in the report and show a timeline of 18 months. Staff contacted 5 professional fundraising companies; three didn't reply and two gave proposals and both came in at costs in the vicinity of \$250,000 - \$300,000.

Staff's recommendation is to not engage a professional fundraiser and move forward with an internal fundraising approach. It would be an 18-month strategy with two approaches: the silent

071

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
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MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX.

phase, where there is not a lot of public engagement but rather, the target becomes corporate donors and community organizations.

The second phase would be the public phase where the campaign moves into soliciting public members and hosting fundraising events.

The Steering Committee roles would be as follows: fundraising director, two fundraising officers, one for corporate and one for community donations, and a social media coordinator. The township would hire a fundraising coordinator to make sure the workplan adhered to and help guide the fundraising team.

Township staff are looking for comment from this committee on this proposal, keeping in mind the ultimate decision lies with Council. This committee also needs to consider who would fill the roles required to execute this strategy.

The brochure presented would be used for corporate donations only. There would be a second brochure developed for the community fundraising, including a community fundraising scale.

Member Leach asked if the internal campaign does not work can staff still pursue the professional avenue. The MCED explained that this suggestion does not rule out professional fundraiser if the internal approach does not make good headway.

Member McFarlane asked if any of the fundraising companies offered to come talk to committee to provide information that's helpful or were staff given a standard response. The MCED discussed that it was a standard response but would be a good idea to contact them for some education and training once the donations team is together.

Member Leach asked if it must be a cash donation or can organizations donate materials or construction, "in-kind service." Chair Burke explained they ran in to issues with this when constructing the splash pad. It was agreed that staff should find out more about this type of donation.

Member Leach asked if the current pool site is for sale and if there is any value in the current site. The MCED stated that there are restrictions about what can be built around the water tower. There will be a report going to council on options for what to do with that area.

Member Job asked committee members about the donor recognition range as he thinks it is a good start, but the range is range is too big.

Member Leach questioned going beyond Wellington North for fundraising; for instance, reaching out to Bruce Power. The MCED mentioned that they will not be restricted to Wellington North. The MCED added that the communication needs to be a targeted approach led by the corporate donations officer and they can't have multiple members connecting with the same individuals.

Chair Burke asked if there was an opportunity for corporate sponsors to pledge donations over a period of time. The MCED suggested that the committee accept pledges in the 3-5 years range

072

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
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and the township has generally accepted this in the past. There should also be an option to allow for monthly donations through a pre-authorized plan.

Member Leach suggested a large thermometer be put up by the sign or online once more funds have been received that will indicate the level of donations received and the target.

Chair Burke reminded members that all cheques should have "Pool" in the memo line and asked that this be mentioned in the brochure along with an e-transfer account.

Chair Burke encouraged members to give the MCED some guidance on their thoughts for internal or external campaign proposal. Member Leach agrees with staff recommendations on internal strategy. Member McFarlane would like internal but has concerns about having enough people to do it. Member Doney agrees with internally to keep money and use towards the pool. Member Weber supports internally but raised concerns about the amount needed to raise and volunteers are scarce. Member Job also supported the internal strategy option.

Chair Burke mentioned that last meeting the MCED spoke to grant writers and was wondering how that works. The MCED is looking into Grant Match. There is no cost, they do all the sourcing and grant writing. If they have a grant that is approved, they take a commission, they don't get anything unless we get a grant. They are researching for us right now on grants for the new aquatics centre.

Member Leach recommended the fundraising coordinator role have grant writing as part of their responsibilities.

FAQs & Website Page

The CRC spoke to the Wellington North website and how the pool project now has its own page. The FAQs, once approved by this committee, will be added to this page.

Chair Burke mentioned that she was able to find the new page using the search option on the website.

The CRC also discussed the FAQs. Member McFarlane suggested the summary of why the old pool can't be fixed be moved to the beginning of the answer. Member Leach believes the tax increase should be taken out as it sounds negative. The MCED discussed they need to answer the question and it should stay or be reworded.

ITEMS FOR CONSIDERATION

Financial Update

The Account is at 12,912.01 with another \$365 to be added.

Donations

Member McFarlane has a donation from M&Ms Mount Forest for \$505.00 and asked if they should do a photo op for recognition.

073

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATICS AD-HOC ADVISORY COMMITTEE MINUTES
July 25, 2023 @ 7:00 P.M.
MEETING ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX.

Account Information

RESOLUTION: MFA 2023-020

Moved: Member McFarlane

Seconded: Member Job

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

CARRIED

OTHER BUSINESS/ROUNDTABLE

Member McFarlane asked if committee members are wanting to review social media posts put together or if she can just go ahead with just Chair Burkes review. The committee agreed that the posts can go directly to social media after Chair Burke reviews.

Member Leach asked about the status of the calendar fundraiser and Chair Burke explained it is still in consideration.

Member Weber discussed the Christmas house tour and if going ahead with it they should get a date out there on social media. Member Weber and Member McFarlane are going to work together on organizing this event.

NEXT MEETING

Tuesday August 22, 2023 at 7:00PM

ADJOURNMENT

RESOLUTION: MFA 2023-021

Moved: Member Doney

Seconded: Member Weber

THAT the Township of Wellington North Mount Forest Aquatics Ad-Hoc Advisory Committee meeting of July 25, 2023, be adjourned at 8:40 p.m.

CARRIED



Staff Report

To: Mayor and Members of Council Meeting of August 14, 2023

From: Tammy Pringle, Development Clerk

Subject: **DC 2023-023, MAPLE HILL ESTATES INC. AMENDING DEVELOPMENT AGREEMENT, PART OF PARK LOTS 1 AND 2 SOUTH OF CLYDE STREET PLAN MOUNT FOREST MOUNT FOREST, PART 6, 61R21657; TOWNSHIP OF WELLINGTON NORTH**

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-023 being a report on an amending development agreement for Maple Hill Estates Inc.;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to amend By-law 030-22 in the form, or substantially the same form as the draft Agreement, with Maple Hill Estates Inc.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

By-law 030-22 Authorizing the Execution of a Development Agreement with Maple Hill Estates (February 22, 2022)

Council Resolution 2020-372 B85-20 & B86-20 Consent Applications Reports DC 2020-035 & DC 2020-036 (December 14, 2020)

By-law 035-19 Authorizing the Execution of a Development Agreement with Maple Hill Estates (April 8, 2019)

BACKGROUND

Subject Lands

The property is located in the Town of Mount Forest, with access on Oxford Street. The subject lands are in the south east quadrant of the town and are legally known as PART OF PARK LOTS 1 AND 2 SOUTH OF CLYDE STREET PLAN MOUNT FOREST MOUNT FOREST, PART 6, 61R21657; TOWNSHIP OF WELLINGTON NORTH.

The Proposal

The Owner has applied for a Lot Line Adjustment (B85-20) and Severance (B86-20), that were granted provisional consent by the Wellington County Land Division Committee on December 15th, 2021.

The consent applications will create two (2) residential lots with a third portion of the lands to be added to an adjacent residential lot.

The required amendment to the Development Agreement dated February 22, 2022 By-law 030-22 is the result of the owner not being able to secure an appropriate stormwater outlet as designed in the original proposal. The Amending Agreement specifies an acceptable alternate solution.

Existing Policy Framework

The subject lands are designated R1A Unserviced Residential Zone in the Township of Wellington North Zoning By-Law 66-01 and Residential Designation in the County of Wellington Official Plan.

COMMENTS AND ANALYSIS

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

COMMUNICATION PLAN

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

FINANCIAL CONSIDERATIONS

This proposal has no financial impact on the municipality as the Owner has provided securities and deposits to ensure all of the Works will be completed.

ATTACHMENTS

A. Location Map

Amending Development Agreement: with by-law in this agenda

STRATEGIC PLAN 2019 - 2022

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

Yes

No

N/A

Which priority does this report support?

Modernization and Efficiency

Partnerships

Municipal Infrastructure

Alignment and Integration

Prepared By: Tammy Pringle, Development Clerk

Tammy Pringle

Recommended By: Brooke Lambert, Chief Administrative Officer

Brooke Lambert

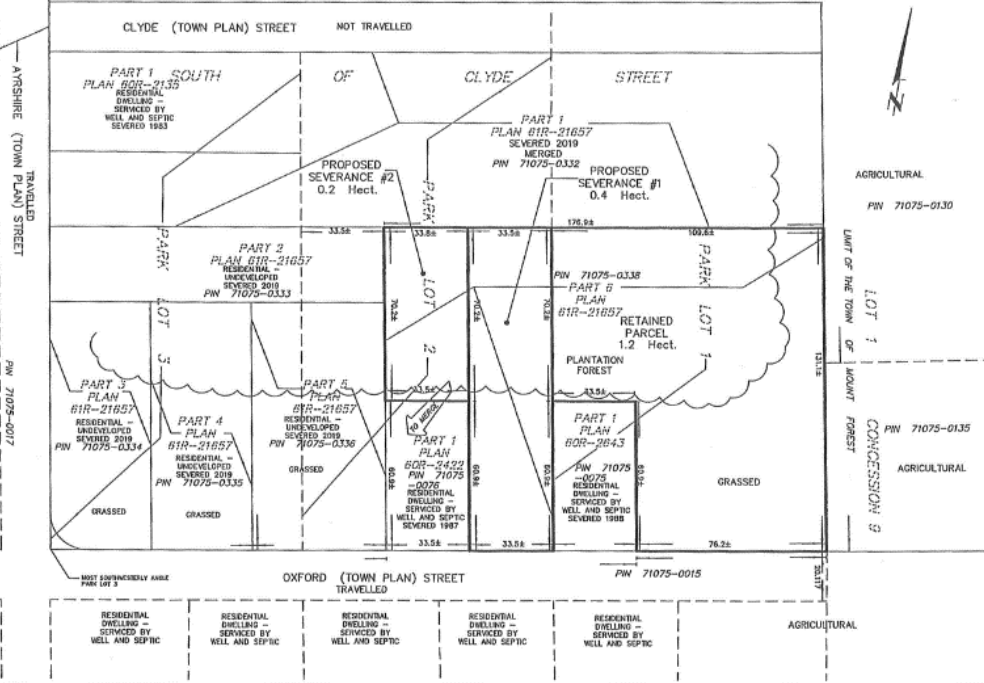
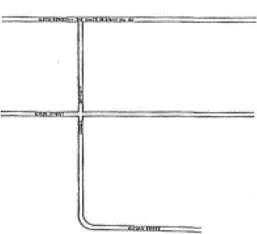
SCHEDULE A – Location Map



**SKETCH FOR SEVERANCE APPLICATION
(TOWN OF MOUNT FOREST)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON
WILSON-FORD**

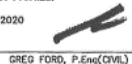
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KEY PLAN:

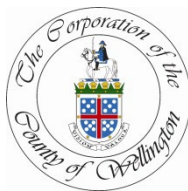


CAUTION: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.
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 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

NOTES:
 DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.
 G.M.C. ADDRESS: 550 OXFORD STREET MOUNT FOREST

THIS SKETCH WAS PREPARED FOR MAPLE HILL ESTATES INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 2 OCTOBER, 2020

 GREG FORD, P.Eng.(CIVIL)
 ONTARIO LAND SURVEYOR

WILSON-FORD
 Surveying & Engineering
 130 KING ST. E., Box 294,
 MOUNT FOREST ON, N0G 2L0
 PHONE (519) 323-2451
 PROJECT No: 20-0330 MAPLE HILL ESTATES INC.



**PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development Department

DATE: July 31st, 2023
TO: Darren Jones, Chief Building Official
 Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
 County of Wellington
SUBJECT: **Owner: Pinestone Construction Inc (Eastridge Landing Subdivision)**
Property: Lots 1, 2, 3, 11, 12, 13, 14, 26 & 27, Blocks 28-32, Registered Plan 61M-255, Arthur
Part Lot Control Exemption Application

The purpose of this proposed part lot control exemption is to allow for the division and conveyance of nine semi-detached units and 20 street townhouse units on separate lots. Five 1.5 m easements will also be created to provide for drainage and access from Schmidt Dr to the rear yards of the townhouse units.

A deposited reference plan (61R-22549) (attached as Schedule 1 to this report) has been submitted showing the divided semi-detached and townhouse units.

The subject lands are designated Residential in the Official Plan and are zoned Residential (R2) in the Wellington North Zoning By-law. The division of land is consistent with Provincial Policy and conforms with the applicable policies of the County Official Plan. The lots subject to this application are part of Registered Plan 61M-255, formerly Draft Plan of Subdivision 23T-13001 (Eastridge Landing).

The minimum lot frontage and lot area requirements are met for the units/lots in accordance with the Zoning By-law.

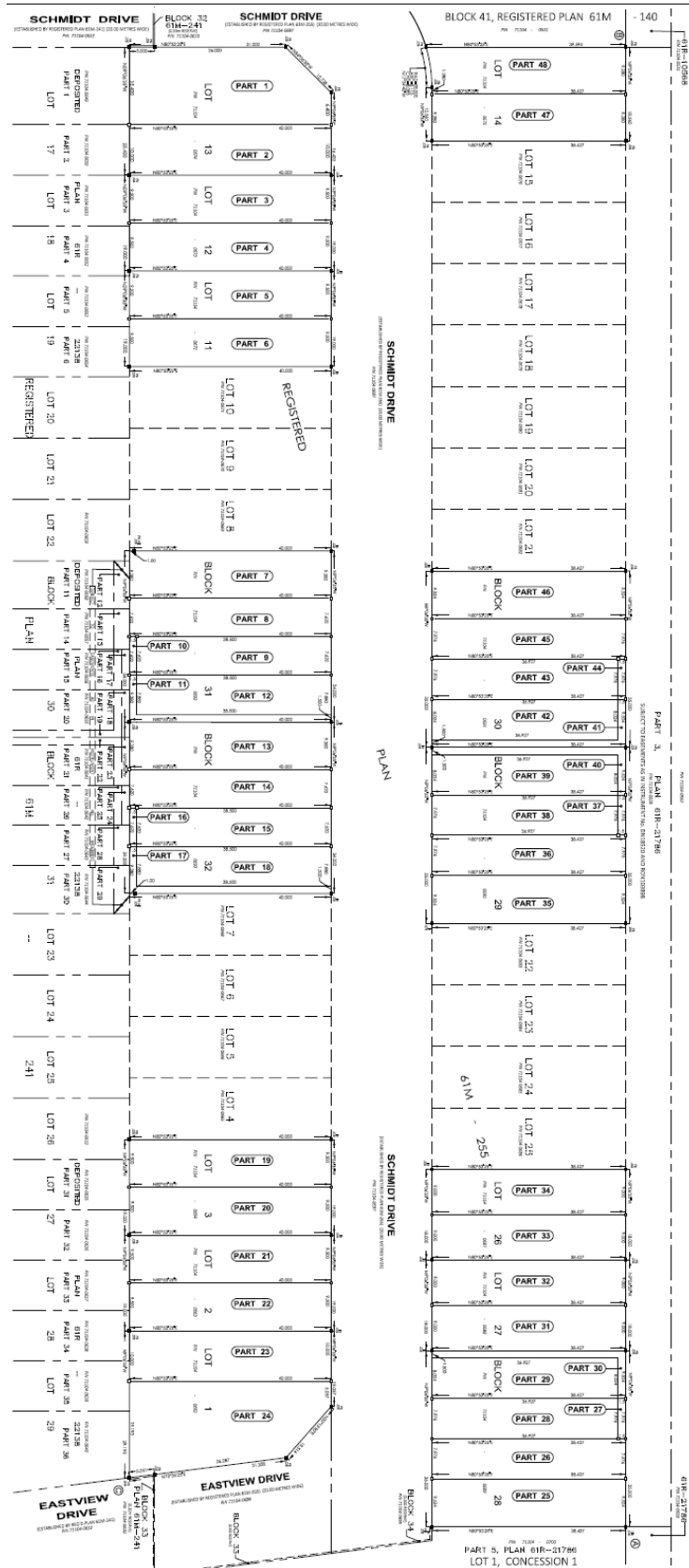
The full description of the parcel and corresponding by-law is listed on the agenda for Council's consideration. Once the By-law is approved by Council it will be forwarded to the County for final approval.

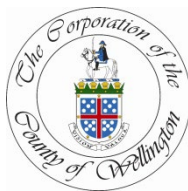
Respectfully submitted,
 County of Wellington Planning and Development Department

A handwritten signature in black ink that reads 'Matthieu Daoust'.

Matthieu Daoust, MCIP RPP
 Senior Planner

Schedule 1: Deposited Reference Plan





PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: August 14th, 2022
TO: Mayor and Council
 Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
 County of Wellington
SUBJECT: **Owner: H. Bye Construction Ltd**
Property: 109-115 Broomer Crescent
Township of Wellington North (Mount Forest)
Part Lot Control Exemption Application

The purpose of this proposed part lot control exemption is to allow for the division and conveyance of four townhouse units on separate lots (parts 1-4) and 3m easements will also be created to provide access from Broomer Crescent to the rear yards of the units (parts 5-8).

A deposited reference plan (attached as Schedule 1 to this report) has been submitted showing the proposed four townhouse units and easements.

The subject land is designated Residential in the Official Plan and is zoned Medium Density Residential (R2). The division of land is consistent with Provincial Policy and would conform to the applicable policies of the County Official Plan. The subject property forms part of Draft Approved Plan of Subdivision 23T-15002 (approved in Dec 2018), which described the intent that the property would be divided in the future for townhouses.

The lot areas and lot frontages for the townhouse units are in compliance with the zoning by-law requirements for street townhouses. The applicant has indicated the proposed development is currently under construction.

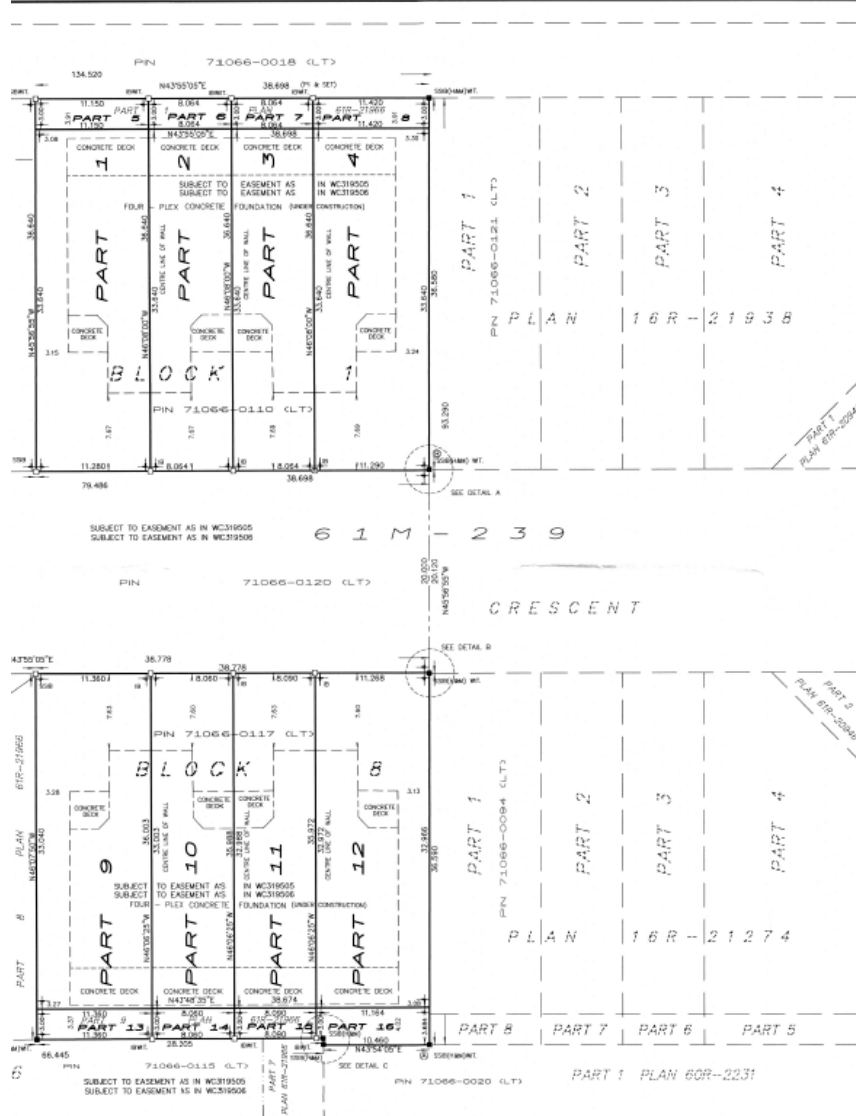
The full description of the parcel and corresponding by-law is listed on the agenda for Council's consideration. Once the By-law is approved by Council it will be forwarded to the County for registration.

Respectfully submitted
 County of Wellington Planning and Development Department

A handwritten signature in black ink that reads 'Matthieu Daoust'.

Matthieu Daoust, MCIP, RPP
 Senior Planner

Schedule 1: Deposited Reference Plan



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 61R-22285
RECEIVED AND DEPOSITED

DATE: SEPTEMBER 1 2022

DATE: SEPT. 16/22

Neil C. Milne
NEIL C. MILNE, O.L.S.

Lisa McCreddie
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON (No.67)

PART	BLOCK	PLAN	PIN
1	PART OF 1	61M-239	PART OF 71066-0110(LT)
2	PART OF 1	61M-239	PART OF 71066-0110(LT)
3	PART OF 1	61M-239	PART OF 71066-0110(LT)
4	PART OF 1	61M-239	PART OF 71066-0110(LT)
5	PART OF 1	61M-239	PART OF 71066-0110(LT)
6	PART OF 1	61M-239	PART OF 71066-0110(LT)
7	PART OF 1	61M-239	PART OF 71066-0110(LT)
8	PART OF 1	61M-239	PART OF 71066-0110(LT)
9	PART OF 8	61M-239	PART OF 71066-0117(LT)
10	PART OF 8	61M-239	PART OF 71066-0117(LT)
11	PART OF 8	61M-239	PART OF 71066-0117(LT)
12	PART OF 8	61M-239	PART OF 71066-0117(LT)
13	PART OF 8	61M-239	PART OF 71066-0117(LT)
14	PART OF 8	61M-239	PART OF 71066-0117(LT)
15	PART OF 8	61M-239	PART OF 71066-0117(LT)
16	PART OF 8	61M-239	PART OF 71066-0117(LT)

PARTS 1 TO 8 COMPRISE OF ALL OF PIN 71066-0110(LT)
PARTS 9 TO 16 COMPRISE OF ALL OF PIN 71066-0117(LT)
PARTS 1 TO 16 SUBJECT TO EASEMENT AS IN W319506
PARTS 1 TO 16 SUBJECT TO EASEMENT AS IN W319506

PLAN OF SURVEY OF ALL OF BLOCKS 1 and 8 REGISTERED PLAN 61M-239 GEOGRAPHIC TOWN OF MOUNT FOREST TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

HEWETT & MILNE LIMITED
SCALE - 1 : 250

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- LSB DENOTES STANDARD IRON BAR
- SBIB DENOTES SIGHT STANDARD IRON BAR
- HSB DENOTES HIGH BAR
- HAM DENOTES HEWETT & MILNE LTD. O.L.S.
- TSB DENOTES TOWN OF WELLINGTON O.L.S.
- PI DENOTES PLAN 61M-239

METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF AUGUST 2022.

AUGUST 23rd 2022

Neil C. Milne
NEIL C. MILNE,
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION ORDER FORM NUMBER 2197796

HEWETT AND MILNE LIMITED
ONTARIO LAND SURVEYORS

302 8th STREET EAST,
OWEN SOUND, ONTARIO
P. O. BOX 112, N4K 5P1
TEL. 519-376-5528
FAX 519-376-5534
EMAIL: info@hewettmilne.co

DRAWN BY	FILE #	FILE LOCATION
BS	22-118	47



WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council, Meeting of August 14, 2023
From: Darren Jones, Chief Building Official
Subject: CBO 2023-10 Building Permit Review Period Ending June 30, 2023

RECOMMENDATION

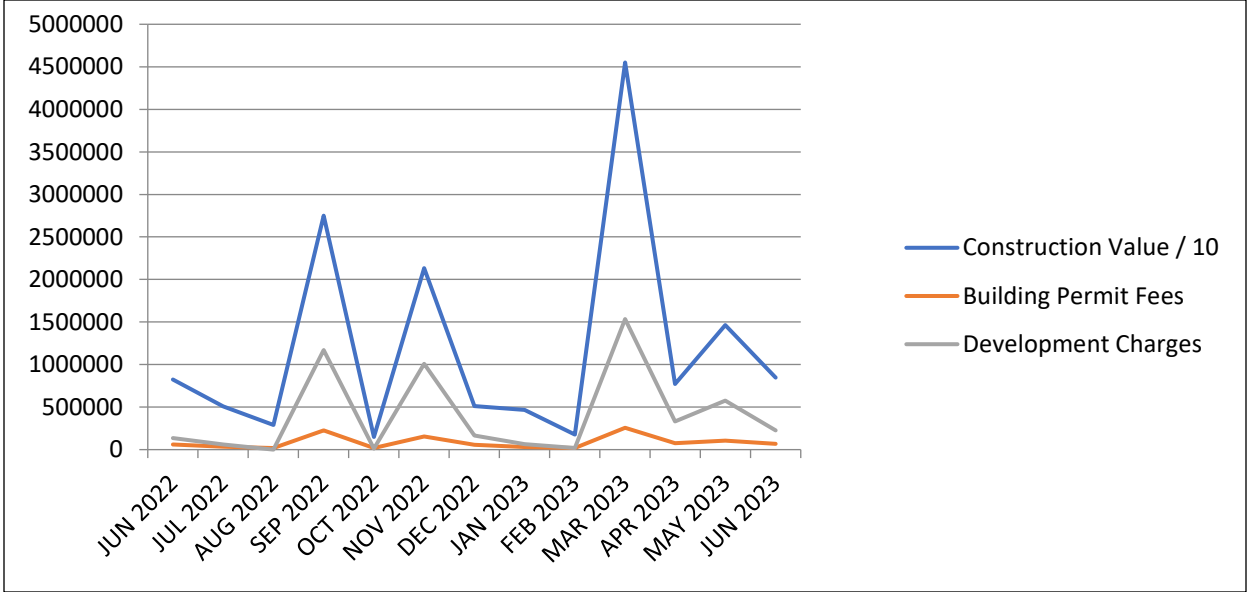
THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-10 being the Building Permit Review for the period ending June 30, 2023.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

None.

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	DEVELOPMENT CHARGES
Single Family Dwelling	5	2,390,000.00	16,018.63	51,856.54
Multi Family Dwelling	3	3,000,000.00	26,400.00	172,603.94
Additions / Renovations	2	950,000.00	8,113.43	0.00
Garages / Sheds	4	185,000.00	2,770.59	0.00
Pool Enclosures / Decks	5	107,800.00	757.16	0.00
Commercial	3	15,500.00	981.50	0.00
Assembly	1	3,500.00	130.00	0.00
Industrial	0	0.00	0.00	0.00
Institutional	0	0.00	0.00	0.00
Agricultural	6	1,720,000.00	10,883.07	0.00
Sewage System	4	85,000.00	2,080.00	0.00
Demolition	3	21,000.00	390.00	0.00
Monthly Total	36	8,477,800.00	68,524.38	224,460.48
Total Year to Date	191	83,689,800.00	561,717.37	2,788,792.75
12 Month Average	33	12,181,709.17	88,904.15	431,004.93



10 Year Monthly Average	33	4,983,942.50	43,878.34	96,425.45
10 Year, Year to Date Average	140	30,410,982.90	229,463.98	671,528.67

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



WELLINGTON NORTH

SEMPER PORRO

Staff Report

To: Mayor and Members of Council, Meeting of August 14, 2023
From: Darren Jones, Chief Building Official
Subject: CBO 2023-11 Building Permit Review Period Ending July 31, 2023

RECOMMENDATION

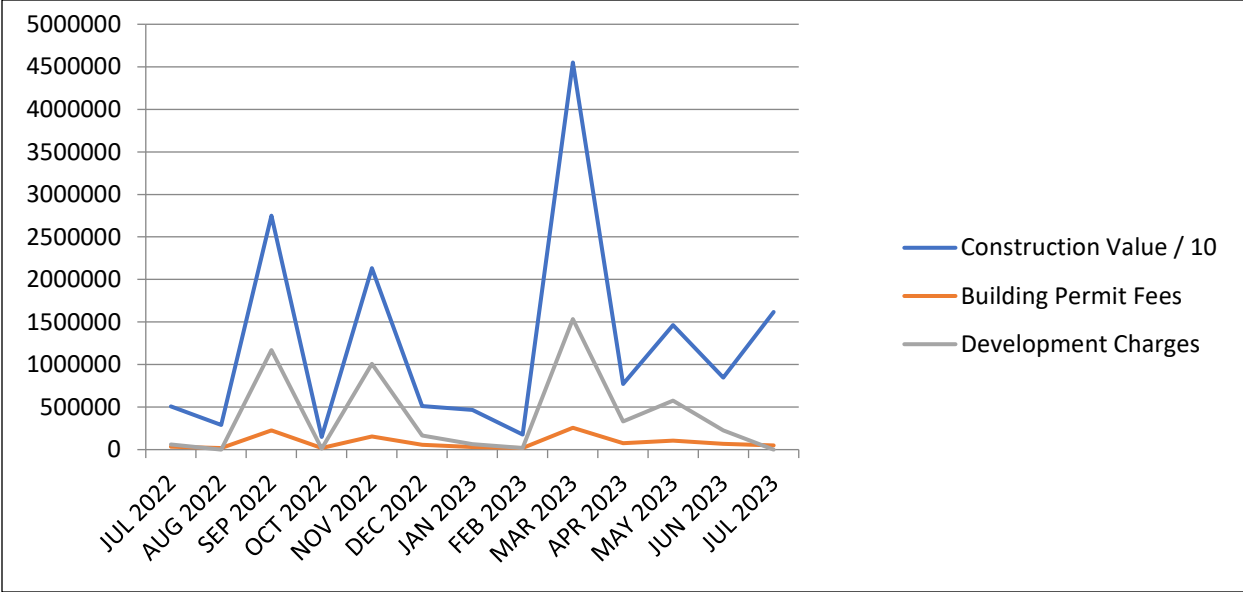
THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-11 being the Building Permit Review for the period ending July 31, 2023.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

None.

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	DEVELOPMENT CHARGES
Single Family Dwelling	1	250,000.00	3,000.00	0.00
Multi Family Dwelling	0	0.00	0.00	0.00
Additions / Renovations	4	322,500.00	6,516.16	0.00
Garages / Sheds	0	0.00	0.00	0.00
Pool Enclosures / Decks	4	107,000.00	719.69	0.00
Commercial	1	6,000.00	260.00	0.00
Assembly	3	13,850.00	390.00	0.00
Industrial	3	12,874,000.00	16,663.87	0.00
Institutional	0	0.00	0.00	0.00
Agricultural	14	2,524,000.00	18,829.85	0.00
Sewage System	4	90,000.00	1,950.00	0.00
Demolition	0	0.00	0.00	0.00
Monthly Total	34	16,187,350.00	48,329.57	0.00
Total Year to Date	225	99,877,150.00	610,046.94	2,788,792.75
12 Month Average	34	13,108,708.33	90,082.25	425,818.97



10 Year Monthly Average	29	5,018,001.00	37,494.43	60,437.50
10 Year, Year to Date Average	169	26,848,657.70	270,650.24	735,626.06

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



Staff Report

To: Mayor and Members of Council Meeting of August 14th, 2023

From: Dale Small
Manager Community & Economic Development

Subject: EDO 2023-016 Guelph to Owen Sound (G.O.S.T.) Inter Community Transit

RECOMMENDATION

THAT Council of the Corporation of Township of Wellington North receive the Manager Community & Economic Development Report EDO 2023-016 being a report on the Owen Sound to Guelph Voyago inter-community Bus Service

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to amend the licensing agreement with the City of Owen Sound to August 2025.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

EDO 2020-018 Aug. 24th: Owen Sound to Guelph Voyago inter-community Bus Service
By-law 070-2020 Licensing Agreement between the Corporation of the Township of Wellington North and the City of Owen Sound

BACKGROUND

In May of 2018, the City of Owen Sound received a grant of upwards to \$1.4 million from Ontario's Ministry of Transportation toward a bus connection with Guelph. This funding was announced at the same time that the County of Wellington also received transportation funding and subsequently launched our Ridewell service.

As part of the implementation process the Township signed a license agreement (By-law 070-2020) with the City of Owen Sound in order for the bus service to stop in Wellington North. The stop location in Mount Forest is on the Municipal portion of the parking lot behind Foodland and in Arthur in the Municipal parking lot behind the TD Bank. The term of the agreement was through to August 31st, 2023.

Earlier this year the province announced that funding for this service was being extended to August of 2025. As a result, the City of Owen Sound has reached out with an amended license agreement.

The GOST service provides our community with a very affordable, twice a day option, for travel north and/or south on Highway 6.

- Mount Forest to Guelph Central Station is \$10.00 one way.
- Mount Forest to Owen Sound Transit Terminal is \$15.00 one way.
- Arthur to Guelph Central Station is \$5.00 one way
- Arthur to Owen Sound Transit Terminal is \$15.00 one-way

Attached to this report is a copy of a recently issued brochure promoting and marketing the service. This brochure also provides the various cost and stop information to travel within the network.

Further information can also be obtained at the following link

<https://www.owensound.ca/en/living/guelph-owen-sound-transportation.aspx>

FINANCIAL CONSIDERATIONS

There is no financial cost to the Township to provide this service. The main requirement is that the Municipality must properly maintain the stopping area.

ATTACHMENTS

Attachment A: GOST Brochure 2023

Attachment B: Amending agreement contained in this agenda as By-law 068-2023

STRATEGIC PLAN 2019 – 2022

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

Yes No N/A

Which priority does this report support?

Modernization and Efficiency Partnerships

Municipal Infrastructure Alignment and Integration

Prepared By: Dale Small, Manager Community & Economic Development *Dale Small*

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

The Owen Sound to Guelph bus fare is based on your travel route. Chart below shows costs to get from one town to the next. No taxes added. **CASH ONLY - payable to the bus driver.** No reservations can be made ahead of time.

	Owen Sound	Chatsworth	Williamsford	Durham	Mount Forest	Durham	Mount Forest	Arthur	Fergus	Elora	Guelph
Owen Sound		\$5.00	\$5.00	\$10.00	\$15.00	\$10.00	\$15.00	\$15.00	\$20.00	\$20.00	\$20.00
Chatsworth	\$5.00		\$5.00	\$10.00	\$15.00	\$5.00	\$10.00	\$15.00	\$20.00	\$20.00	\$20.00
Williamsford	\$5.00	\$5.00		\$5.00	\$10.00	\$5.00	\$10.00	\$15.00	\$15.00	\$15.00	\$15.00
Durham	\$10.00	\$10.00	\$5.00		\$5.00	\$10.00	\$10.00	\$15.00	\$15.00	\$15.00	\$15.00
Mount Forest	\$15.00	\$15.00	\$10.00	\$5.00		\$5.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Arthur	\$15.00	\$15.00	\$10.00	\$10.00	\$5.00		\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Fergus	\$20.00	\$20.00	\$15.00	\$15.00	\$10.00	\$5.00	\$10.00	\$5.00	\$5.00	\$5.00	\$5.00
Elora	\$20.00	\$20.00	\$15.00	\$15.00	\$10.00	\$15.00	\$10.00	\$5.00	\$5.00	\$5.00	\$5.00
Guelph	\$20.00	\$20.00	\$15.00	\$15.00	\$10.00	\$15.00	\$10.00	\$5.00	\$5.00	\$5.00	\$5.00



SOUTHBOUND

Departure time from Owen Sound to Guelph.

STOP LOCATIONS	MORNING	AFTERNOON
	Run 1	Run 2
Owen Sound	7:30 AM	2:30 PM
Chatsworth	7:47 AM	2:47 PM
Williamsford	7:57 AM	2:57 PM
Durham	8:12 AM	3:12 PM
Mount Forest	8:32 AM	3:32 PM
Arthur	8:52 AM	3:52 PM
Fergus	9:12 AM	4:12 PM
Elora	9:22 AM	4:22 PM
Guelph	9:47 AM	4:47 PM

NORTHBOUND

Departure time from Guelph to Owen Sound.

STOP LOCATIONS	MORNING	AFTERNOON
	Run 1	Run 2
Guelph	10:40 AM	5:32 PM
Elora	11:05 AM	5:57 PM
Fergus	11:15 AM	6:07 PM
Arthur	11:35 AM	6:27 PM
Mount Forest	11:55 AM	6:47 PM
Durham	12:15 PM	7:07 PM
Williamsford	12:30 PM	7:22 PM
Chatsworth	12:40 PM	7:32 PM
Owen Sound	12:57 PM	7:49 PM



GOST is a public transportation service connecting people from Owen Sound to Guelph and locations in between! This service is run by the City of Owen Sound and Voyage.

DAYS OF OPERATION

Our service runs seven days a week, including all holidays except December 25 (Christmas Day).

INCLEMENT WEATHER

GOST may not run during severe weather. Cancellations will be posted on the website, or call 519-465-0783 to confirm if the bus is running.

CASH FARES

At this time, we operate using exact cash only. Drivers cannot make change, so please remember to bring exact cash. This helps keep our prices low to get you where you need to go!

ACCESSIBILITY

Our buses are fully accessible for anyone with disabilities. Buses are equipped with lifts, stop announcements, slip-resistant floors and sufficient lighting.

OwenSound.ca/GOST

GOST also connects with the City of Owen Sound's transit system, departing and arriving at the Owen Sound Transit Terminal located at 1023 3rd Avenue East, Owen Sound.



Inter-Community Transit is funded by the Government of Ontario



OwenSound.ca/GOST



OWEN SOUND

Transit Terminal

1020 3rd Avenue East

CHATSWORTH

6 n 10 Mini Mart

86 Garafraxa Street

WILLIAMSFORD

Community Centre

112 Salter Street

DURHAM

Northern Credit Union Lot

118 Queen Street South

MOUNT FOREST

Municipal Lot behind Foodland

136 Elgin Street South

ARTHUR

Municipal Lot behind TD Bank

156 George Street

FERGUS

Township Sportsplex Parking Lot

550 Belsyde Avenue East

ELORA

Municipal Lot beside LCBO

25 Metcalfe Street

GUELPH

Guelph Central Station

79 Carden Street

RUN 1



7:30AM 7:47AM 7:57AM 8:12AM 8:32AM 8:52AM 9:12AM 9:22AM 9:47AM

RUN 1



12:57PM 12:40PM 12:30PM 12:15PM 11:55AM 11:35AM 11:15AM 11:05AM 10:40AM

RUN 2



2:30PM 2:47PM 2:57PM 3:12PM 3:32PM 3:52PM 4:12PM 4:22PM 4:47PM

RUN 2



7:49PM 7:32PM 7:22PM 7:07PM 6:47PM 6:27PM 6:07PM 5:57PM 5:32PM



South Bound - to Guelph



North Bound - to Owen Sound





Staff Report

To: Mayor and Members of Council Meeting of August 14th, 2023

From: Dale Small,
Manager, Community and Economic Development

Subject: EDO 2023-017 Community Improvement Program

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive the Manager, Community & Economic Development Report EDO 2023 – 017 on the Community Improvement Program,

AND FURTHER THAT Council approves the following grants:

- \$ 600 to the property owners at 257 Main Street South in Mount Forest
- \$10,000 to Agrisan Specialty and Pharmaceutical at 451 Smith Street in Arthur
- \$ 5,000 to 2079777 Ontario Inc, owners of Looney Tooney at 169 Main Street North, Mount Forest

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

There have been numerous reports to council on the Township of Wellington North Community Improvement Plan since the program was approved by council in 2011 however none are pertinent to this report.

BACKGROUND

The **Community Improvement Program** (CIP) enables the Municipality to provide grants to individuals, businesses, and organizations who are making improvements to their buildings and property all in an effort to support revitalization and redevelopment activities in our community. Since the program was launched in 2011, 160 applicants have applied for and received funding under the program.

The total dollar value of improvements made in our community, in partnership with these applicants, is conservatively estimated at upwards to \$4.1 million. Of this amount 89% has been covered by the applicants with the remaining 11% covered by grants or loans under the Community Improvement Program or the Downtown Revitalization Program.

Last month council approved our updated Community Improvement Program. The goals of our 2023 CIP have not changed significantly from previous years however with this recent update we have also communicated council commitment to continue with our CIP program through to 2028. At that time another analysis will be completed, and recommendations made to council.

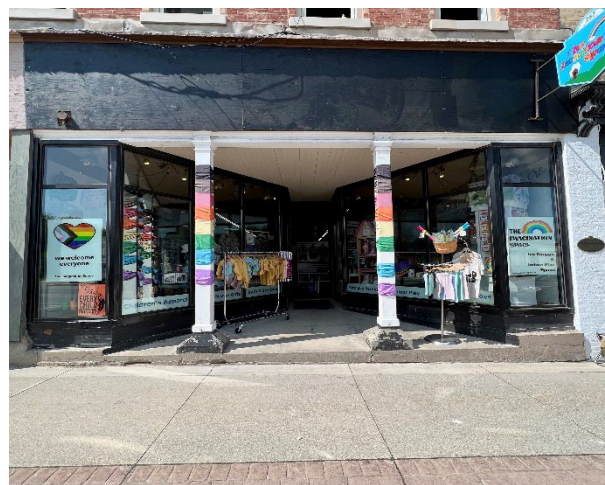
Current goals of our CIP include:

- To provide incentives for businesses, organizations, individuals to enhance their buildings presentation and function to the public.
- To stimulate pride in our urban downtowns, Wellington North hamlets and the Agri-based enterprises found in Wellington North's rural areas.
- To contribute to the overall enhancement of our communities as a place for family friendly business.
- To encourage the revitalization of vacant, underutilized and/or inaccessible properties and buildings.
- To encourage incorporating sustainable improvements that reduce the impact of our built environment to the natural environment.

APPLICATIONS FOR COUNCIL DECISION

1. The owner of the building at **257 Main Street South in Mount Forest** has submitted a CIP application to assist with replacing a portion of the façade. This building is the current home of The Imagination Space, who later this summer will be moving to Arthur.

The cost of refreshing the façade over the entranceway and replacing some exterior backing once The Imagination Space sign has been removed is estimated at \$1,200. The applicant is eligible for a Façade Improvement grant totaling 50% of the costs.



2. **Agrisan Speciality and Pharmaceutical** at 451 Smith Street in Arthur are completing a \$1.3 million renovation to the interior as well as the exterior of their facility. Some of the improvements include:
 - New roof, sealing/coating and energy efficient insulation, windows, and doors.
 - Three new loading docks.
 - New employee entrance and customer entrance.
 - New accessible washroom and updating existing washrooms.
 - New staff lunchroom

Pictures of the renovation, and the designers representation of the completed project, follows:



Agrisan is eligible to receive \$10,000 in grant funding.

- \$2,500 Façade Improvement Grant,
- \$5,000 from the Building Conversion & Improvement Grant program which also includes funding for accessibility improvements,
- \$2,500 from the Green Energy Grant program.

3. **2079777 Ontario Inc, owners of Looney Tooney** at 169 Main Street N., Mount Forest are in the middle of a \$78,000 renovation to the exterior of their facility.

Improvements include:

- Stucco entire 3 sides front, right side of building and back side of the building
- Front side with top border Mold, Designed window Mould,
- Install energy efficient foam between wall and stucco.



The applicant is eligible to receive \$ 5,000 in grant funding.

- \$2,500 Façade Improvement Grant
- \$2,500 from the Green Energy Grant program.

FINANCIAL CONSIDERATIONS

\$35,000 in funding is included in the EDO Operating budget to support CIP applications. Year to date, including these applications, council will now have approved \$ 29,600 in grant funding.

ATTACHMENTS

None

STRATEGIC PLAN 2019 – 2022

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

- Yes
- No
- N/A

Which priority does this report support?

- Modernization and Efficiency
- Partnerships
- Municipal Infrastructure
- Alignment and Integration

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

8/08/23

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
79416	Abell Pest Control Inc	7/05/23	\$71.40
79417	Advanced Drainage Systems	7/05/23	\$19,316.47
79418	Arthur ACE Hardware	7/05/23	\$90.12
79419	BELLAMY CONTRACTING SERVICES L	7/05/23	\$379.68
79420	Berrn Consulting Ltd./AED4life	7/05/23	\$1,840.77
79421	Bluewater Chapter OBOA	7/05/23	\$60.00
79422	Broadline Equipment Rental Ltd	7/05/23	\$412.05
79423		7/05/23	\$1,900.00
79424	Canadian Tire #066	7/05/23	\$169.47
79425	DataFix	7/05/23	\$2,710.58
79426	Dependable Emergency Vehicles	7/05/23	\$567.17
79427	Hydro One Networks Inc.	7/05/23	\$4,050.62
79429	Manulife Financial	7/05/23	\$32,527.51
79430	Mount Forest Foodland	7/05/23	\$17.94
79431	Norcat	7/05/23	\$1,288.85
79432	Staples Professional	7/05/23	\$40,503.40
79433	Tom Shupe Plumbing & Heating	7/05/23	\$6,030.75
79434	Township of Centre Wellington	7/05/23	\$416.23
79435	Enbridge Gas Inc.	7/05/23	\$149.86
79436	John Charles Walsh	7/05/23	\$10,290.00
79437		7/05/23	\$1,900.00
79438	Wightman Telecom Ltd.	7/05/23	\$135.36
EFT0005269	ABC Recreation Ltd.	7/05/23	\$3,540.18
EFT0005270	Arthur Home Hardware Building	7/05/23	\$948.95
EFT0005271	Artic Clear 1993 Inc.	7/05/23	\$34.00
EFT0005272	Barclay Wholesale	7/05/23	\$1,806.20
EFT0005273	B M Ross and Associates	7/05/23	\$21,286.99
EFT0005275	CARQUEST Arthur Inc.	7/05/23	\$98.88
EFT0005276	Clark Bros Contracting	7/05/23	\$25,877.00
EFT0005277	County of Wellington	7/05/23	\$44,261.00
EFT0005278	Da-Lee Dust Control	7/05/23	\$17,133.18
EFT0005279	Darroch Plumbing Ltd.	7/05/23	\$226.00
EFT0005280		7/05/23	\$51.00
EFT0005281	Grand River Conservation Auth	7/05/23	\$799.00
EFT0005282	Hort Manufacturing (1986) Ltd.	7/05/23	\$95.37
EFT0005283	Ideal Supply Inc.	7/05/23	\$746.56
EFT0005284	Industrial Alliance Insurance	7/05/23	\$157.83
EFT0005285	J J McLellan & Son	7/05/23	\$17,618.73
EFT0005286	K Smart Associates Limited	7/05/23	\$1,802.35
EFT0005287	M & L Supply, Fire & Safety	7/05/23	\$2,331.74
EFT0005288	MacDonald's Home Appliances	7/05/23	\$83.90
EFT0005289	Maple Lane Farm Service Inc.	7/05/23	\$130.88
EFT0005290	Midwest Co-operative Services	7/05/23	\$252.16
EFT0005291	Officer's Auto Care Inc.	7/05/23	\$1,084.60
EFT0005292	OSIM Inc.	7/05/23	\$39.55
EFT0005293	Pollard Distribution Inc.	7/05/23	\$40,890.27
EFT0005294	Print One	7/05/23	\$915.30

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0005295	Pryde Truck Service Ltd.	7/05/23	\$4,717.48
EFT0005296	Purolator Inc.	7/05/23	\$5.25
EFT0005297	Resurface Corporation	7/05/23	\$5,296.18
EFT0005298	ROBERTS FARM EQUIPMENT	7/05/23	\$1,169.86
EFT0005299	Rural Routes Pest Control Inc.	7/05/23	\$90.40
EFT0005300	Stephen Hale	7/05/23	\$1,830.60
EFT0005301	Suncor Energy Inc.	7/05/23	\$22,029.41
EFT0005302	Triton Engineering Services	7/05/23	\$37,698.81
EFT0005303		7/05/23	\$47.06
EFT0005304	Viking Cives Ltd	7/05/23	\$148.70
EFT0005305	Wellington Advertiser	7/05/23	\$946.36
EFT0005306	Wellington North Power	7/05/23	\$827.34
EFT0005307	Wellington North Machine/10000	7/05/23	\$355.95
EFT0005308	Work Equipment Ltd.	7/05/23	\$575.84
EFT0005309	Young's Home Hardware Bldg Cen	7/05/23	\$203.99
79439	Arthur Foodland	7/10/23	\$102.00
79440	Broadline Equipment Rental Ltd	7/10/23	\$2,570.75
79441		7/10/23	\$326.80
79442	Dayson Industrial Services Inc	7/10/23	\$532,310.09
79443	Eastlink	7/10/23	\$536.75
79444	Madalyn Ellis	7/10/23	\$121.00
79445	Eramosa Engineering Inc.	7/10/23	\$783.09
79446	Hydro One Networks Inc.	7/10/23	\$1,026.11
79447	Information Network Systems	7/10/23	\$379.23
79448	Darlene McIntosh	7/10/23	\$780.00
79449		7/10/23	\$116.00
79450	Royal Bank Visa	7/10/23	\$4,322.53
79451	Tom Shupe Plumbing & Heating	7/10/23	\$1,243.00
79452	Enbridge Gas Inc.	7/10/23	\$288.62
79453	W.H.A. Publications	7/10/23	\$564.72
EFT0005310	Agrisan SC Pharma	7/10/23	\$12,538.27
EFT0005311	Arthur Chrysler Dodge Jeep Lim	7/10/23	\$89.44
EFT0005312	Atwork Office Interiors	7/10/23	\$8,398.52
EFT0005313	B M Ross and Associates	7/10/23	\$31,669.78
EFT0005314	Corporate Express Canada Inc.	7/10/23	\$473.68
EFT0005315	County of Wellington	7/10/23	\$7,857.50
EFT0005316	Digital Postage On Call	7/10/23	\$9,040.00
EFT0005317	Duncan, Linton LLP, Lawyers	7/10/23	\$4,200.77
EFT0005318	Excel Business Systems	7/10/23	\$331.22
EFT0005319		7/10/23	\$320.31
EFT0005320	HETEK Solutions Inc.	7/10/23	\$711.90
EFT0005321	KORE Mechanical Inc.	7/10/23	\$2,656.55
EFT0005322	Midwest Co-operative Services	7/10/23	\$62.55
EFT0005323	Ontario One Call	7/10/23	\$98.03
EFT0005324	PACKET WORKS	7/10/23	\$169.50
EFT0005325	Print One	7/10/23	\$84.75
EFT0005326	Risolv IT Solutions Ltd	7/10/23	\$27,108.48
EFT0005327	Saugeen Community Radio Inc.	7/10/23	\$1,356.00
EFT0005328	Symposium Technologies Inc.	7/10/23	\$1,785.40
EFT0005329	Triton Engineering Services	7/10/23	\$11,412.21
EFT0005330	UnitedCloud Inc.	7/10/23	\$575.06
EFT0005331	Young's Home Hardware Bldg Cen	7/10/23	\$22.12
79454	Abell Pest Control Inc	7/27/23	\$66.92

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
79455	Arthur Foodland	7/27/23	\$15.96
79456	Arthur ACE Hardware	7/27/23	\$2,991.28
79457	Archaeological Services Inc.	7/27/23	\$1,192.15
79458	Gordon Bannerman Limited	7/27/23	\$6,647.23
79459	BELLAMY CONTRACTING SERVICES L	7/27/23	\$339.00
79460	Bluewater Fire & Security	7/27/23	\$87.58
79461	Broadline Equipment Rental Ltd	7/27/23	\$1,045.88
79462		7/27/23	\$96.05
79463	Canadian Tire #066	7/27/23	\$232.72
79464	Chalmers Fuels Inc	7/27/23	\$10,638.71
79465		7/27/23	\$250.00
79466	DFA Infrastructure Internation	7/27/23	\$1,440.75
79467	Leverne Ferguson	7/27/23	\$34,623.34
79468	Hydro One Networks Inc.	7/27/23	\$75.48
79469		7/27/23	\$300.00
79470		7/27/23	\$1,000.00
79471	Mount Forest Foodland	7/27/23	\$20.94
79472	Midtown Auto Repair	7/27/23	\$5,688.74
79473	Midwestern Line-Striping Inc.	7/27/23	\$27,173.47
79474		7/27/23	\$300.00
79475	Ministry of Finance	7/27/23	\$521.54
79476	MOLOK NORTH AMERICA LTD	7/27/23	\$644.95
79477	Monteith Ritsma, Phillips	7/27/23	\$50.00
79478		7/27/23	\$300.00
79479		7/27/23	\$96.05
79480	PepsiCo Beverages Canada	7/27/23	\$694.40
79481	Premier Equipment Ltd.	7/27/23	\$482.16
79482		7/27/23	\$250.32
79483	RJM Cloud Inc	7/27/23	\$99.44
79484	Royal Bank Visa	7/27/23	\$28.97
79485	Royal Chevrolet Cadillac	7/27/23	\$194.22
79486	Shawridge Farms Ltd.	7/27/23	\$9,096.50
79487	Sterling Backcheck Canada Corp	7/27/23	\$42.71
79488	TD Wealth	7/27/23	\$1,246.68
79489	Telizon Inc.	7/27/23	\$763.03
79490	The Personal Empowerment Studi	7/27/23	\$2,000.00
79491	Architects Tillmann Ruth Robin	7/27/23	\$15,332.69
79492	Tom Shupe Plumbing & Heating	7/27/23	\$678.00
79493	Township of Guelph Eramosa	7/27/23	\$240.00
79494	Twp of Wellington North	7/27/23	\$177.98
79495	Vector Solutions Learning LLC	7/27/23	\$8,227.43
79496	Waste Management	7/27/23	\$1,268.04
79497	W.H.A. Publications	7/27/23	\$5,798.10
79498	Wightman Telecom Ltd.	7/27/23	\$565.74
79499	Workplace Safety & Ins Board	7/27/23	\$14,685.90
EFT0005332	A J Stone Company Ltd.	7/27/23	\$5,084.95
EFT0005333	ALS Canada Ltd.	7/27/23	\$235.04
EFT0005334	Arthur Agricultural Society	7/27/23	\$30.00
EFT0005335	Arthur Home Hardware Building	7/27/23	\$86.80
EFT0005336	B & B Custom Crushing	7/27/23	\$35,595.00
EFT0005337	BackSpace Computer	7/27/23	\$4,576.50
EFT0005338	Bailey Repair Services	7/27/23	\$405.30
EFT0005339	B M Ross and Associates	7/27/23	\$3,977.03

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0005340	Brandt Cambridge	7/27/23	\$3,964.74
EFT0005341	Canada's Finest Coffee	7/27/23	\$122.45
EFT0005342	CARQUEST Arthur Inc.	7/27/23	\$435.39
EFT0005343	Carson Supply	7/27/23	\$2,034.00
EFT0005344	Cedar Signs	7/27/23	\$329.11
EFT0005345	City of Guelph	7/27/23	\$2,469.05
EFT0005346	Clark Bros Contracting	7/27/23	\$6,929.52
EFT0005347	Corporate Express Canada Inc.	7/27/23	\$258.35
EFT0005348	County of Wellington	7/27/23	\$1,114.39
EFT0005349	Canadian Union of Public Emplo	7/27/23	\$2,938.00
EFT0005350	Decker's Tire Service	7/27/23	\$468.95
EFT0005351	Delta Elevator Co. Ltd.	7/27/23	\$966.11
EFT0005352	Stephen Dineen	7/27/23	\$97.00
EFT0005353	Drexler Construction Limited	7/27/23	\$305,871.05
EFT0005354	Eric Cox Sanitation	7/27/23	\$331.09
EFT0005355	FOXTON FUELS LIMITED	7/27/23	\$803.85
EFT0005356		7/27/23	\$643.00
EFT0005357	Hort Manufacturing (1986) Ltd.	7/27/23	\$356.11
EFT0005358	Ideal Supply Inc.	7/27/23	\$1,552.04
EFT0005359	International Trade Specialist	7/27/23	\$320.52
EFT0005360	K Smart Associates Limited	7/27/23	\$7,288.50
EFT0005361	Lange Bros.(Tavistock) Ltd	7/27/23	\$2,689.40
EFT0005362	Maple Lane Farm Service Inc.	7/27/23	\$11.49
EFT0005363	Martin Drainage	7/27/23	\$153.23
EFT0005364		7/27/23	\$113.75
EFT0005365	Mike Lucas	7/27/23	\$269.80
EFT0005366	Midwest Co-operative Services	7/27/23	\$142.32
EFT0005367	Officer's Auto Care Inc.	7/27/23	\$273.56
EFT0005368	Ont Mun Employee Retirement	7/27/23	\$77,712.58
EFT0005369	Print One	7/27/23	\$1,087.06
EFT0005370	Pryde Truck Service Ltd.	7/27/23	\$1,518.93
EFT0005371	Purolator Inc.	7/27/23	\$5.25
EFT0005372	R&R Pet Paradise	7/27/23	\$5,856.84
EFT0005373	Raynbow Signs	7/27/23	\$897.40
EFT0005374	Reeves Construction Ltd	7/27/23	\$9,113.45
EFT0005375	R. J. Burnside & Assoc. Ltd.	7/27/23	\$3,106.37
EFT0005376	RLB LLP	7/27/23	\$7,684.00
EFT0005377	Rural Routes Pest Control Inc.	7/27/23	\$97.02
EFT0005378	SGS Canada Inc.	7/27/23	\$1,820.46
EFT0005379	Shred All Ltd.	7/27/23	\$401.15
EFT0005380	Entandem	7/27/23	\$967.40
EFT0005381	Technical Standards & Safety A	7/27/23	\$250.00
EFT0005382	Triton Engineering Services	7/27/23	\$35,407.36
EFT0005383	Wellington Advertiser	7/27/23	\$2,542.91
EFT0005384	Wellington North Power	7/27/23	\$78,225.74
EFT0005385	Young's Home Hardware Bldg Cen	7/27/23	\$388.99
79500	Abell Pest Control Inc	8/03/23	\$78.69
79501	Arthur ACE Hardware	8/03/23	\$18.03
79502	BELLAMY CONTRACTING SERVICES L	8/03/23	\$379.68
79503	Bell Mobility	8/03/23	\$1,214.71
79504	Broadline Equipment Rental Ltd	8/03/23	\$1,924.70
79505	Canadian Tire #066	8/03/23	\$112.98
79506	EC King Contracting	8/03/23	\$3,044.22

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
79507		8/03/23	\$1,900.00
79508		8/03/23	\$1,900.00
79509	Hydro One Networks Inc.	8/03/23	\$2,163.19
79510		8/03/23	\$800.00
79511	Manulife Financial	8/03/23	\$37,062.34
79512	Mount Forest Foodland	8/03/23	\$424.58
79513		8/03/23	\$1,900.00
79514	TD Wealth	8/03/23	\$847.52
79515	Troll Bridge Creek Inc.	8/03/23	\$180.00
79516	Enbridge Gas Inc.	8/03/23	\$2,153.31
79517	Wightman Telecom Ltd.	8/03/23	\$464.27
79518	Workplace Safety & Ins Board	8/03/23	\$11,634.96
EFT0005386	Agrisan SC Pharma	8/03/23	\$11,698.22
EFT0005387	Assoc Mun Mgrs, Clerks & Treas	8/03/23	\$1,906.88
EFT0005388	Artic Clear 1993 Inc.	8/03/23	\$42.50
EFT0005389	Barclay Wholesale	8/03/23	\$951.74
EFT0005390	B M Ross and Associates	8/03/23	\$3,467.52
EFT0005391	Clark Bros Contracting	8/03/23	\$9,279.72
EFT0005392	ClearTech Industries Inc.	8/03/23	\$692.86
EFT0005393	Coffey Plumbing, Div. of KTS P	8/03/23	\$110.74
EFT0005394	County of Wellington	8/03/23	\$130,654.05
EFT0005395	Canadian Union of Public Emplo	8/03/23	\$2,085.91
EFT0005396	Duncan, Linton LLP, Lawyers	8/03/23	\$7,125.05
EFT0005397	Eric Cox Sanitation	8/03/23	\$753.74
EFT0005398	Industrial Alliance Insurance	8/03/23	\$180.23
EFT0005399		8/03/23	\$173.74
EFT0005400	Midwest Co-operative Services	8/03/23	\$54.83
EFT0005401	Ont Mun Employee Retirement	8/03/23	\$52,744.56
EFT0005402	PACKET WORKS	8/03/23	\$169.50
EFT0005403	PETRO-CANADA	8/03/23	\$4,237.01
EFT0005404	Print One	8/03/23	\$403.41
EFT0005405	Pryde Truck Service Ltd.	8/03/23	\$437.40
EFT0005406	Purolator Inc.	8/03/23	\$48.24
EFT0005407	Reeves Construction Ltd	8/03/23	\$221,338.74
EFT0005408	Risolv IT Solutions Ltd	8/03/23	\$12,023.19
EFT0005409	ROBERTS FARM EQUIPMENT	8/03/23	\$33.93
EFT0005410	Robertson Landscaping	8/03/23	\$17,300.30
EFT0005411	Upanup Studios Inc.	8/03/23	\$1,932.30
EFT0005412	Wellington Advertiser	8/03/23	\$282.50
EFT0005413	Work Equipment Ltd.	8/03/23	\$1,213.93
EFT0005414	Young's Home Hardware Bldg Cen	8/03/23	\$162.15
Total Amount of Cheques:			\$2,376,855.23



Staff Report

To: Mayor and Members of Council Meeting of August 14, 2023
From: Tammy Stevenson, Senior Project Manager
Subject: OPS 2023-029 being a report on Marlanna Subdivision (Mount Forest) Stage 3 Preliminary Acceptance

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive Report OPS 2023-029 being a report on Marlanna Subdivision (Mount Forest) Stage 3 Preliminary Acceptance;

AND FURTHER THAT Council receive the correspondence from Frank Vanderloo, BM Ross and Associates Limited, dated August 8, 2023, regarding Marlanna Homes Subdivision Draft Plan 23T-17001 Preliminary Acceptance for Stage 3 and Securities Reduction;

AND FURTHER THAT Council grant Marlanna Homes Inc., for its Newfoundland Street subdivision in the community of Mount Forest (Draft Plan 23T-17001):

1. Preliminary Acceptance for Stage 3 works with the guarantee and maintenance period commencing on August 14, 2023.
2. A reduction in securities to the retained amount of \$234,166.28, subject to the submission of a Statutory Declaration re: Payment of Accounts by the Developer to the Township CBO.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

Resolution 2022-331 – Marlanna Homes - Preliminary Acceptance of Stages 1 and 2 and Security Reduction

Report DC 2021-012 - Subdivision Agreement Marlanna Homes

BACKGROUND

The Marlanna Homes Inc Subdivision Draft Plan 23T-17001 is located at the south extension of Newfoundland Street, south of King Street East in Mount Forest. Construction of the works started in the early 2022 under a Subdivision Agreement dated August 9, 2021. By resolution of Council at the October 1, 2022, Council meeting Preliminary Acceptance was granted for Stages 1 and 2 infrastructure services and security reduction for this development.

The Developer's engineer, Triton Engineering Services Limited, is requesting Preliminary Acceptance for Stage 3 works and security reduction as part of this subdivision development as shown in Appendix A. Municipal consulting engineer, B.M. Ross and Associates Limited,

has reviewed the supporting documentation and works completed to date. BMROSS recommends to grant Preliminary Acceptance of Stage 3 works and security reduction as shown in Appendix B.

FINANCIAL CONSIDERATIONS

None.

ATTACHMENTS

Attachment A – Triton Engineering Limited Services letter dated July 25, 2023
Marlanna Homes Subdivision Preliminary Acceptance Stage 2 and Securities

Attachment B – B.M. Ross and Associates Limited letter dated August 8, 2023
Marlanna Homes Subdivision Draft Plan 23T-17001 Preliminary Acceptance for Stage 3 and Securities Reduction

STRATEGIC PLAN 2019 – 2022

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

- Yes
- No
- N/A

Which priority does this report support?

- Modernization and Efficiency
- Municipal Infrastructure
- Partnerships
- Alignment and Integration

Prepared By:	Tammy Stevenson, Senior Project Manager	<i>Tammy Stevenson</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>



105 Queen Street West, Unit 14
Fergus
Ontario N1M 1S6
Tel: (519) 843-3920
Fax: (519) 843-1943
Email: info@tritoneng.on.ca

ORANGEVILLE • FERGUS • GRAVENHURST • HARRISTON

July 25, 2023

Township of Wellington North
7490 Sideroad 7 W, PO Box 125
KENILWORTH, Ontario

ATTENTION: Tammy Stevenson
Development Technologist

RE: TOWNSHIP OF WELLINGTON NORTH
MARLANNA HOMES SUBDIVISION
PRELIMINARY ACCEPTANCE STAGE 3 and
SECURITIES
OUR FILE: A6828A

With this correspondence we confirm that Triton Engineering Services Limited provided resident inspection for all works in the Marlanna Homes Subdivision. Also, we would confirm that all works have been installed in general accordance with the Approved Drawings and the Subdivision Agreement with the exception of the minor deficiencies recorded during site inspections.

In support of our certification, we have provided you with the following:

- Updated Deficiency List
- O.P.S.S. 180 Forms
- Updated Securities
- As-Recorded Composite Utility Plan
- Approval of Utility Installation
- Wellington North Power and ESA Connection Authorization Letters

Based on the above information, we recommend granting Preliminary Acceptance for Stage 3 of the Marlanna Homes Subdivision.

Additionally, in accordance with the Subdivision Agreement, Section 9.2 "Securities". We have attached a revised copy of Schedule "E" of the unit costs showing the remaining items and associated costs which are \$188,388.00.

Therefore, based on this information, we recommend that the total release of securities for the Marlanna Homes Subdivision posted to the Township of Wellington North by the Developer shall total **\$99,227.53**.

We trust you will find the enclosed to be in order and should you have any questions, please do not

hesitate to contact this office.

Yours very truly,

TRITON ENGINEERING SERVICES LIMITED



Jeremy Gibson, C.E.T.

Encl.

cc: Shawn Aitken, Marlanna Homes
Frank Vanderloo, BM Ross



B. M. ROSS AND ASSOCIATES LIMITED

Engineers and Planners

Box 1179, 206 Industrial Drive
Mount Forest, ON, Canada N0G 2L0
p. (519) 323-2945 www.bmross.net

File No. 17076

August 8, 2023

BY EMAIL ONLY

Tammy Stevenson, C.E.T.

Senior Project Manager

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

**Re: Marlanna Homes Subdivision
Draft Plan 23T-17001
-- Preliminary Acceptance for Stage 3 --
-- Securities Reduction --**

On August 9, 2021, Marlanna Homes Inc. entered into a Subdivision Agreement with the Township for a 24-unit residential development (12 semis) along an extension of Newfoundland Street south of King Street. In accordance with terms of that Agreement, their Engineer (Triton Engineering Services Limited) is requesting Preliminary Acceptance for the constructed Stage 3 Works (utilities; street lighting). They are also requesting a reduction to the securities amount. The purpose of this letter is to provide our recommendation pertaining to these requests.

A site meeting was held on May 17, 2023, with representatives from the Developer, Triton, Township, and BMROSS present to review and verify the Stage 3 Works have been installed. There may be some utility box adjustments that will be required in the future when final boulevard grading work is completed, or other deficiencies may arise and that would be corrected during the 2-year maintenance period.

We are in receipt of the following information in support of the Stage 3 Preliminary Acceptance and securities reduction requests:

- January 13, 2023, ESA for the street lights
- March 14, 2023, letter from Wellington North Power accepting the power distribution system installations and confirming the electrical system has been energized
- As Recorded Composite Utility Plan prepared by Triton Engineering, dated 2023/05/11
- A June 16, 2023, certification letter from UTS, the electrical design engineer.
- A July 25, 2023, certification and securities reduction letter from Triton Engineering.
- A June 21, 2023, detailed calculation of the securities reduction amount, as prepared by Triton Engineering.

On the evening of July 26, 2023, BMROSS staff confirmed the street lights are energized.

Triton Engineering also provided an updated deficiencies and outstanding works and items list dated July 10, 2023 (for all four Stages of construction). As Recorded electrical drawings were not received and are to be added to this deficiency list.

Based on the foregoing, it is our opinion the Township could grant Stage 3 Preliminary Acceptance and reduce securities by \$99,227.53 to the retained amount of \$234,166.28, **subject to the Developer submitting to the Township a notarized Statutory Declaration re: Payment of Accounts.**

If you have any questions, please contact us.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per 

Frank Vanderloo, P. Eng.



Saugeen Connects Introduces 60 Local Youth Businesses

NEUSTADT, West Grey, Ontario —

Returning for its fourth year, Saugeen Connects is pleased to welcome back the Saugeen Student Start-Up Program (SSUP), an initiative aimed at enabling local youth to become entrepreneurs and run their own summer businesses.

SSUP is a funding program aimed at providing the school-aged youth in the Saugeen Connects catchment area, with an opportunity to develop the skills, confidence, and entrepreneurial mindset required to operate a small business. SSUP provides the youth with start-up funding, soft-skills and business training, enabling them to operate successful summer businesses.

This year Saugeen Connects received over 75 applicants to the program, as students from across the Saugeen Region in grades 6 to 12 pitched their business ideas to the Saugeen Connects team resulting in one of the most successful application periods to date. This summer, 58 new businesses created and operated by local youth, were accepted and launched through the SSUP.

The Saugeen Connects committee stated, “We are very excited with the growth of the SSUP, as this was one of our best application years yet! The 60-youth and 58 businesses participating in this year’s program illustrate just how the entrepreneurial spirit is alive and well in our local area. The SSUP participants are engaged, developing necessary real-world skills and are motivated to grow their small business, achieving the programs main objectives. This means great things for the future young entrepreneurs of our catchment area!”. Saugeen Connects is an economic development partnership that includes Arran-Elderslie, Brockton, South Bruce, Hanover, Minto, Wellington North, West Grey, and Saugeen Economic Development Corporation (SEDC).

The Saugeen SSUP includes keynote presentations and weekly webinars with speaker Jessica Flynn, founder of The YOU Power Project, local banking advisors and Madison Riddolls, founder and CEO at Flirty Pineapple Inc. The SSUP provides the youth with start-up funding, bonus funding incentives and opportunities to meet-and-greet with sponsors. This program is made possible thanks to member municipalities and private-sector funding.

The summer companies include various businesses within the agricultural, retail, service, manufacturing, and hospitality sectors, plus many more unique and innovative ideas. Watch for these businesses in action this summer and follow #SaugeenSSUP across social media platforms.

A huge note of thanks goes to the following supporters:

Supported By:

Bruce County
Grey County
Wellington County

Five Star Sponsors:

County of Wellington
Grey County
Bruce County
Hanover, Bentinck & Brant Agriculture Society
Hanover Raceway
Saugeen Economic Development Corporation
Nuclear Waste Management Organization
Libro

Three Star Sponsors:

Blessings to You
Hanover Lions Club
West Grey Durham Lions Club
Harley's Pub & Perk
Susan & Stephen Townsend
88.7 The River Community Radio
The Wellington North Youth Action Council
Walkerton Legion

One Star Sponsors:

Minto Chamber of Commerce
Hanover Chamber of Commerce
Rotary Club of Clifford
Wightman
Ken Reay Transportation Inc.
RBC
Buddsteel Architectural Products
Meridian

Media Contact:

Grace Murakami, Summer Intern, SEDC
519-799-5750 x 305
summerintern@sfdc.ca

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

BY-LAW NUMBER 068-2023

BEING A BY-LAW TO AMEND BY-LAW NO. 070-2020 BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A LICENSING AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AND THE CITY OF OWEN SOUND

NOW THEREFORE the Council of The Corporation of the Township of Wellington North ("Wellington North") deems it desirable to amend By-law 070-2020 as follows:

1. Section 1.01 (e) of the License is deleted and replaced with the following definition:
"Term" means approximately beginning on the Commencement Date and ending on the 31st day, March of 2025 subject to such earlier termination as may be provided herein.
2. The Mayor and the Clerk are authorized and directed to sign the amending agreement on behalf of the Corporation.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF AUGUST, 2023.***

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

License Amending Agreement

THIS AGREEMENT MADE THIS _____ DAY OF _____, 2023

BETWEEN:

The Corporation of the City of Owen Sound

("Licensee")

and

The Township of Wellington North

("Licensor")

WHEREAS the Licensee entered into a License Agreement (the "License") with the Licensor, dated August 30, 2021 and executed by the Licensee under the authority of By-law No. 2021-096, for the use of certain lands on which to operate a bus stop for the Owen Sound to Guelph Voyago Bus Service (GOST), with an expiry date of August 31, 2021; and

WHEREAS the Licensee and the Licensor wish to amend the License to provide for an extension to the term with a revised expiry date of March 31, 2025;

NOW THEREFORE in consideration of the payment of \$2.00 and the mutual covenants and agreements herein, the payment, receipt and sufficiency which is hereby irrevocably acknowledged, the Licensee and the Licensor hereby covenant and agree with each other as follows:

1. Section 1.01 (e) of the License is deleted and replaced with the following definition:

"Term" means approximately beginning on the Commencement Date and ending on the **31st day, March of 2025** subject to such earlier termination as may be provided herein.

- 2. This Amendment amends the terms of the License as expressly provided above, and the License, as so amended and including all of its other terms and provisions that are not amended, remains in full force and effect. If there is a conflict between this Amendment and the License, the terms of this Amendment shall prevail.

IN WITNESS WHEREOF, the Licensee and the Licensor have caused this Amendment to the License to be executed by their duly authorized representatives as of the date above.

The Corporation of the City of Owen Sound

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk

We have the authority to bind the Licensee

The Township of Wellington North

per: _____

Name

Title

per: _____

Name

Title

We have the authority to bind the Licensor

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

BY-LAW NUMBER 069-2023

BEING A BY-LAW TO AMEND BY-LAW NO. 144-2022 BEING A BY-LAW FOR SITE PLAN CONTROL IN THE ENTIRE TOWNSHIP OF WELLINGTON NORTH

NOW THEREFORE the Council of The Corporation of the Township of Wellington North ("Wellington North") deems it desirable to amend By-law 144-2023 as follows:

1. Section 4(d) is deleted and replaced with the following definition:

Agricultural uses, but not including farm related commercial or industrial uses, cannabis-related uses or industrial hemp-related uses;

2. This By-law becomes effective on the date of its passage.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF AUGUST, 2023.***

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 070-2023

BEING A BY-LAW TO AMEND BY-LAW 030-2022 BEING A BY-LAW TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MAPLE HILL ESTATES INC.

WHEREAS, the Township of Wellington North deems it expedient to amend By-law 030-2022.

THEFORE THE COUNCIL OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:

1. **THAT** the agreement in By-law 030-2022 be replaced with the agreement attached as Schedule A in this By-law.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 14th DAY OF AUGUST, 2023.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

DEVELOPMENT AMENDING AGREEMENT

THIS AGREEMENT made this 14th day of August, 2023.

BETWEEN:

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

-and-

MAPLE HILL ESTATES INC.
 (the "Owner")
 OF THE SECOND PART

WHEREAS:

A. Maple Hill Estates Inc. is the registered owner (hereinafter the "Owner") of the lands described as:

PART OF PARK LOTS 1 AND 2 SOUTH OF CLYDE STREET PLAN MOUNT FOREST MOUNT FOREST, PART 6, 61R21657; TOWNSHIP OF WELLINGTON NORTH

PIN: 71075-0338 (LT)

B. The Township is the owner of the street(s) upon which the lands front described as:

Oxford Street, Mount Forest
 THAT PART OF OXFORD STREET ON THE PLAN FOR MOUNT FOREST EAST OF AYRSHIRE STREET AND BEING PART OF PROPERTY IDENTIFIER NUMBER 71075-0015 (LT)

C. The County of Wellington Planning and Land Division Committee has approved the severance of the lands into two (2) residential lots with a third portion of the lands to be added to an adjacent residential lot (the "Development Lands") subject to the conditions of approval for Applications B85/20 and B86/20;

D. The Consent Approvals for B85/20 and B86/20 require the Owner to enter into an agreement with the Township for the provision of municipal services and the development of the Development Lands;

E. The parties entered into a Development Agreement dated February 22, 2022 and registered against the Lands as instrument number WC665047 on March 1, 2022 in the Land Registry Office #61 (the "Development Agreement");

F. The parties require the Development Agreement to be amended pursuant to this Development Amending Agreement:

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 that the Development Agreement is amended as follows:

1. **Building Permits – The Amended Paragraph 1.** The Owners covenant and agree not to apply for building permits for the Development Lands until all of the requirements under paragraphs 2, 3, and 6 of the Development Agreement as amended has been carried out to the satisfaction of the Township and that after

registration of a Transfer with **Form 2** Certificate of Official from the Owner to the Owner for the B85/20 Application being PART 2 on Plan 61R-22075 deposited on title on September 3, 2021, and after registration of a Transfer with the **Form 4** Certificate of Official from the Owner to the Owner for the B86/20 Application being PART 1 on the said Plan 61R-22075, a building permit shall not be applied for and the Township may elect to not to issue a building permit for any of PART 2 (the B85/20 parcel), PART 1 (the B86/20 parcel) and PART 3 (the retained parcel) on Plan 61R-22075 until the following easements have been duly registered to the satisfaction of the Township with easement severance consents applied for and issued under the Planning Act:

- (i) An above ground water drainage easement from 1648308 Ontario Limited to the Owner over those portions of PARTS 1, 8 and 9 on Survey Plan 61R-21657 deposited on title on August 22, 2019 that are located within Service Ontario PIN 71075-0350 and within the “Proposed 6.0M Easement” provided for on the Triton Engineering Services Limited Overall Site Grading Plan Drawing No. 02 (Revision #5 dated September 9, 2022); and
 - (ii) An above ground water drainage easement from the Owner to Cody David Darroch and Meighan Elizabeth McIntyre the owners of the residential property being PART 5 on Survey Plan 61R-21657 over those portions of PART 6 on 61R-21657 that are located within Service Ontario PIN 71075-0338 and within the Triton Engineering Services Limited Overall Site Grading Plan Drawing No. 02 (Revision #5 dated September 9, 2022).
2. **Construction of the Works – The Amended Paragraph 2.** The Owner covenants and agrees to construct, in their entirety, the swales between Lot 6 & 7, between Lot 7 & 8, along the rear northerly limit of Lot 6, along the rear northerly limit of Lot 7, diagonally across Lot 7, along the rear northerly limit of Lot 8, and diagonally across Lot 8, as well as any associated pre-grading work as needed to construct these swales and as needed to provide positive drainage of the affected lots, pursuant to the plans described in Schedule “C” (the “Works”), in accordance with the engineer’s documents and to the standard and satisfaction of the Township.

3. **Schedule “C” (“the Works”) – The Amended Schedule “C”.**

SCHEDULE “C”

Approved Documents

DOCUMENT NO	DOCUMENT NAME	LAST REVISION DATE	PREPARED BY
SK-01	Ayrshire Street Culvert Crossing	July 2022	Triton Engineering Services Limited
01	Overall Site Grading Plan	2022/10/05	Triton Engineering Services Limited
02	Overall Site Grading Plan	2022/10/05	Triton Engineering Services Limited
03	Hammerhead Grading Plan	2021/11/03	Triton Engineering Services Limited
	Drainage Area Map – Figure 02	November 2021	Triton Engineering Services Limited
	A6851 – MIDUSS – LOT 1 & 2 check – 100 yr	July 20, 2021	Triton Engineering Services Limited
	A6851 – MIDUSS – LOT 6 east – rev 1 – 100 yr	2021/11/09	Triton Engineering Services Limited
	A6851 – MIDUSS – LOT 6 west – 100 yr	July 20, 2021	Triton Engineering Services Limited
	A6851 – MIDUSS – LOT 7 & 8 rear – 100 yr	July 20, 2021	Triton Engineering Services Limited
	Functional Servicing Memo	May 18, 2021	Triton Engineering Services Limited
	Functional Servicing Report	September 2016	WSP Canada Inc.

THIS AGREEMENT is executed by the Township this ____ day of _____, 2023.

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

Andrew Lennox - Mayor

Karren Wallace - Clerk

We have authority to bind the corporation.

THIS AGREEMENT is executed by the Township this ____ day of _____, 2023.

MAPLE HILL ESTATES INC.

Per:

Brian Padfield - President

I have authority to bind the corporation.

DEVELOPER'S MAILING ADDRESS: P.O. Box 790, Mount Forest, ON, N0G 2L0

DEVELOPER'S PHONE NUMBER: 519-323-1864 or 519-323-3022

DEVELOPER'S EMAIL ADDRESS: padfield@padfield.ca

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

BY-LAW NUMBER 071-2023

BEING A BY-LAW TO ABANDON A PORTION OF THE OF SMID DRAIN BRANCH B IN LOT 22 AND 23, CONCESSION 6, TOWNSHIP OF ARTHUR, NOW IN THE TOWNSHIP OF WELLINGTON NORTH.

AND WHEREAS notice has been given as per the Drainage Act R.S.O. 1990, Section 84, of Council's intention to abandon a portion of Smid Drain Township of Arthur, now Township of Wellington North;

AND WHEREAS no owner has notified the Clerk, in writing, in opposition to the proposed abandonment of the Smid Drain;

AND WHEREAS the open ditch of the Smid Drain Branch B in Lot 23 and 22, Concession 6 from Station B2+33 to station B30+00 is to be abandoned.

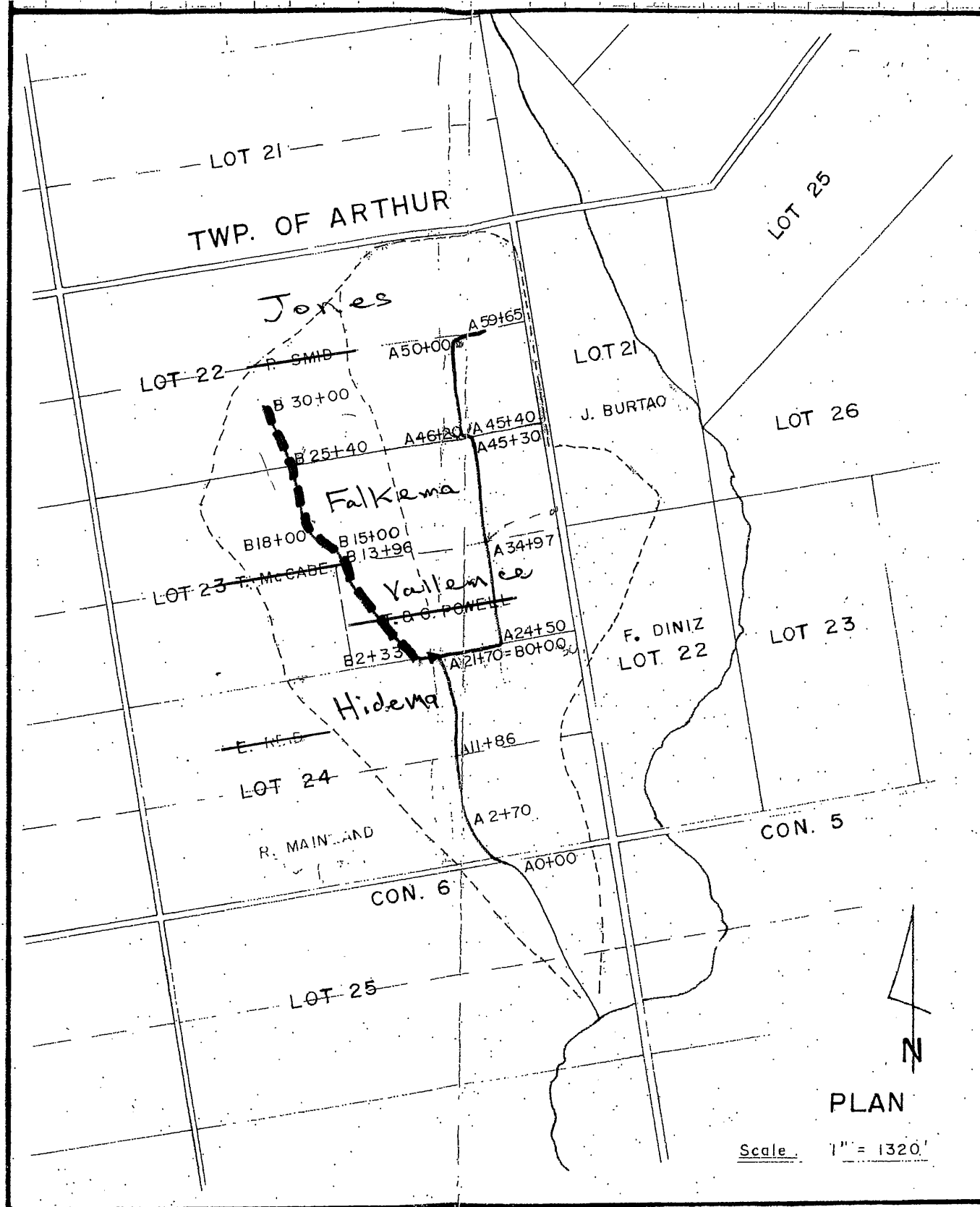
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:

1. THAT the open ditch of the Smid Drain Branch B in Lot 23 and 22, Concession 6 from Station B2+33 to station B30+00 be hereby and henceforth abandoned and that hereafter the municipality has no further obligation with respect to this portion of that drainage works; and,
2. AND FURTHER THAT the map indicating the location of this portion of abandoned drainage works be hereto attached as Schedule A and become part and parcel of this by-law.
3. AND FURTHER THAT this by-law shall come into force on and take effect upon its final passing.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 14TH DAY OF AUGUST, 2023.

ANDREW LENNOX, MAYOR

KARREN WALLACE CLERK



1968 Plan of Smid Drain
 by Wm. Mannerow, P. Eng.

--- Drain to be Abandoned, from
 Station 'B' 2+33 upstream to 'B' 30+00
 Drain 'B' from Drain 'A' upstream to
 Station 'B' 2+33 to remain Municipal.

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

BY-LAW NUMBER 072-2023

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL PINESTONE HOMES**

WHEREAS:

- A. Subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 (the Act) provides that council may by by-law provide that Subsection (5) does not apply to such land within a Reference plan of subdivision as designated by the by-law.
- B. Subsection (7.1) provides that a by-law passed under Subsection (7) does not take effect until it has been approved by the approval authority for purposes of Sections 51 and 51.1 of the Act.
- C. The County of Wellington is the approval authority for the purposes of such sections.
- D. A by-law passed under Subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law.

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

- 1. Subsection 50(5) of the Planning Act shall not apply to the following lands during the time that this by-law is in effect:

Property:

Part 23 and 24, Reference Plan 61R-22549, Village of Arthur now
Township of Wellington North
PIN 71104-0662

Part 21 and 22, Reference Plan 61R-22549, Village of Arthur now
Township of Wellington North
PIN 71104-0663

Part 19 and 20, Reference Plan 61R-22549, Village of Arthur now
Township of Wellington North
PIN 71104-0664

Part 5 and 6, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0672

Part 3 and 4, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0673

Part 1 and 2, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0674

Part 47 and 48, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0675

Part 33 and 34, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0687

Part 31 and 32, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0688

Part 25, 26, 27, 28, 29 and 30, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0689

Part 35, 36, 37, 38, 39 and 40, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0690

Part 41, 42, 43, 44, 45 and 46, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0691

Part 7, 8, 9, 10, 11 and 12, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0692

Part 13, 14, 15, 1617 and 18, Reference Plan 61R-22549, Village of Arthur now Township of Wellington North
PIN 71104-0693

2. This by-law shall become effective upon the endorsement by The Corporation of the County of Wellington of its said approval of the by-law.
3. This by-law shall expire upon the expiration of three years following the date of its passage by council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF AUGUST 2023**

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 074-2023

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL H. BYE CONSTRUCTION LTD**

WHEREAS:

- A. Subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 (the Act) provides that council may by by-law provide that Subsection (5) does not apply to such land within a registered plan of subdivision as designated by the by-law.
- B. Subsection (7.1) provides that a by-law passed under Subsection (7) does not take effect until it has been approved by the approval authority for purposes of Sections 51 and 51.1 of the Act.
- C. The County of Wellington is the approval authority for the purposes of such sections.
- D. A by-law passed under Subsection (7) may provide that the by-law expires at the expiration of the time period specified in the by-law.

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

- 1. Subsection 50(5) of the Planning Act shall not apply to the following lands during the time that this by-law is in effect:

Parts 1, 2, 3, 4, 5, 6, 7 and 8 on Reference Plan 61R-22285
PIN 71066-0110
- 2. This by-law shall become effective upon the endorsement by The Corporation of the County of Wellington of its said approval of the By-law
- 3. This by-law shall expire upon the expiration of three years following the date of its passage by council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 14TH DAY OF AUGUST, 2023**

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK



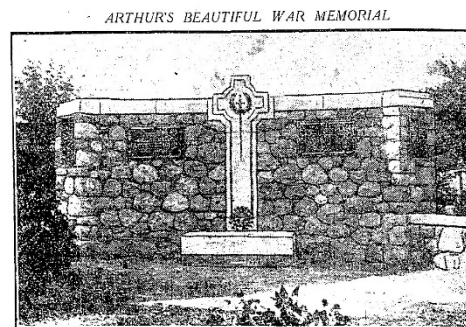
Preserving, promoting, and developing Wellington North's unique cultural resources to build a vibrant community and a prosperous economy.

CULTURAL MOMENT FOR AUGUST 14TH CELEBRATES ARTHUR CENOTAPH

Arthur's Beautiful War Memorial

The following is a re-print of an article, exactly 100 years ago today, from the August 14, 1923, issue of the Toronto Daily Star titled "Arthur's Beautiful War Memorial". If you would like to read more about all the work that went into building the cenotaph, former Advertiser columnist Stephen Thorning wrote a column titled "Arthur War Memorial unveiled in 1923", which can be found on the Wellington Advertiser website.

"In the town of Arthur, on the Owen Sound and Hamilton highway (modern-day Highway 6) twenty-five miles north of Guelph, stands a war memorial, which for originality of design and beauty of conception is not excelled by any in the province. Arthur evolved something of its own to mark its respect and love of the boys it knew who never came back.



This beautiful cenotaph is made of field stone selected from the countryside about Arthur. It stands in a beautiful little park in the centre of the town. The centre motif is a wall twenty-one feet long and eight feet high in which is set a handsome marble cross and on the cross is an inverted sword of bronze and the victor's laurel wreath. Two tablets bear the names of the fallen while two other tablets bear the names of those who served overseas from the community. Two flanking walls at an angle are twelve feet long and two feet high. Before the cenotaph beneath the symbolic sword is a tomb. The whole scheme will be backed by dark evergreen trees. The actual construction of the memorial was entrusted to Eddie Doherty, a man well up in years, and a master mason, who scoured the countryside for the stones desired, which were contributed by the people. The architectural design was by Walker and Gibson. Lieutenant-Col. Gibson of this firm is himself an old Arthur boy and commanded some of the Arthur boys overseas."

The tablets to the fallen bear the following names: Edward Arnold, Stanley Brocklebank M.C., Andrew Battle, Alf. Bond, John Bowman, Walter Burton, James Cantlon, Robert Chambers, Arnold Cole, Alex Dunbar, Harry Fessey, Norman Galloway, Donald Gibson, Frank Gleeson, Alex Graham, Samuel Green, Wesley Green, Leo Griffin, Roy Haldane, Jas. Hanson, Ira Hathaway, Elwood Hewitt, Joseph Howson, Robert Malette, George Milne, Herbert McDougall, Gordon McTaggart, Isaac Ritchie, Patrick Scholes, Ivor Small, Wallace Small, Harvey Small, Connor Smith, Henry Tarney, Louis Tucker, Howard Tucker, Howard Washburn, Milton Waters, George Woodcock. – Photograph by G. Jean Adair, Arthur"

Submitted by Tim McIntosh, Wellington North Cultural Roundtable

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

BY-LAW NUMBER 075-2023

**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
AUGUST 14, 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 August 14, 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 14TH DAY OF AUGUST, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK