

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – SEPTEMBER 25, 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**

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/85691491248>

Or join by phone:

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

Webinar ID: 856 9149 1248

**PAGE
NUMBER**

CALLING TO ORDER

O'CANADA

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the September 25, 2023 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETING SESSION

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

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Recommendation:

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

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

1. REPORTS

- Verbal Report regarding H. Bye Aggregate Pit Agreement
- Report EDO 2023-020 Senior of the Year and Ontario Volunteer Award Nominations for 2024
- Report EDO 2023-021 Economic Development Office Update

2. REVIEW OF CLOSED SESSION MINUTES

- September 11, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

Recommendation:

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

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the verbal report regarding H. Bye Aggregate Pit Agreement;
AND FURTHER THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-020 Senior of the Year and Ontario Volunteer Award Nominations for 2024;

AND FURTHER THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-021 Economic Development Office Update
AND FURTHER THAT Council approve the confidential direction to staff.

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the September 11, 2023 Council Meeting.

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the September 25, 2023 Regular Meeting of Council at : p.m. for the purpose of holding a Public Meeting under the Planning Act:

- Eugene Sidlar, Minor Variance

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the September 25, 2023 Regular Meeting of Council at : p.m.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, September 11, 2023 001

Recommendation:

THAT the minutes of the Regular Meeting of Council held on September 11, 2023 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. PLANNING

- a. Planning Report prepared by Jessica Rahim, Senior Planner, County of Wellington, dated September 20, 2023, regarding Cachet Developments Inc., Parts 1-87, Blocks 134-143, Registered Plan 61M-248, Township of Wellington North (Arthur), Part Lot Control Exemption Application 018

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by a. Jessica Rahim, Senior Planner, County of Wellington, dated September 20, 2023, regarding Cachet Developments Inc., Parts 1-87, Blocks 134-143, Registered Plan 61M-248, Township of Wellington North (Arthur), Part Lot Control Exemption Application.

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

2. FINANCE

- a. Vendor Cheque Register Report, September 20, 2023 020

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated September 20, 2023.

3. ADMINISTRATION

- a. Report CAO 2023-010 Wellington North Power Inc. (WNP) Loan Application Approval 022

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2023-010 Wellington North Power Inc. (WNP) Loan Application Approval;

AND FURTHER THAT Council of the Corporation of the Township of Wellington North, as the primary shareholder, grants approval to Wellington North Power Inc. (WNP) to borrow up to \$1,100,000 from Infrastructure Ontario to finance

- Smart Meter Replacement / Reverification Capital Project (proposed budget \$350,000.00)
- New Large Developments (proposed budget \$550,000.00)
- Restoring a healthier Current Ratio (proposed budget \$200,000.00)

- b. Report CLK 2023-030 Township of Wellington North 25th Anniversary 027

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-030 being a report on Township of Wellington North 25th Anniversary.

AND THAT staff be directed to work with the Cultural Roundtable to plan appropriate recognition activities to celebrate the 25th anniversary and bring their recommendations to Council by early 2024.

- c. Report CLK 2023-033 Canine Control Contract 031

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-033 Canine Control Contract;

AND THAT the Mayor and Clerk be authorized to sign the by-law to amend By-law 030-2016 being a By-law for the provision of canine control services.

4. COUNCIL

- a. Maitland Conservation, August 2023 Update Report 033

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Maitland Conservation, August 2023 Update Report.

- b. The Hon. Paul Calandra, Minister of Municipal Affairs and Housing, correspondence dated September 15, 2023, regarding Responding to the Housing Affordability Task Force Recommendations 037

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated September 15, 2023, from The Hon. Paul Calandra, Minister of Municipal Affairs and Housing regarding Responding to the Housing Affordability Task Force Recommendations.

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 September 25, 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):

- 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):

- 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 086-2023 being a by-law to amend By-law 030-16 authorize the execution of an agreement between R. & R. Pet 040

Paradise (Rick Rauwerda) and The Corporation of the Township of Wellington North

- b. By-law Number 087-2023 being a by-law to exempt lands from Part Lot Control (Cachet Developments Inc.) 042

Recommendation:

THAT By-law Number 086-2023 and 087-2023 be read a First, Second and Third time and enacted.

CULTURAL MOMENT

- Celebrating Carolyn (Curtis) Greig 043

CONFIRMING BY-LAW

044

Recommendation:

THAT By-law Number 088-23 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 September 25, 2023 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of September 25, 2023 be adjourned at ___ p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS

Wellington North Farmers Market Closing Day	Saturday, September 30, 2023	8:30 a.m. - 12:00 p.m.
Lynes Blacksmith Shop Open House, BBQ and Tours	Saturday, September 30, 2023	9:00 a.m. – 4:00 p.m.
Metz Pumpkinfest	Saturday, September 30, 2023	3:00 p.m. – 9:00 p.m.
Regular Council Meeting	TUESDAY, October 10, 2023	2:00 p.m.
Regular Council Meeting	Monday, October 23, 2023	7:00 p.m.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – SEPTEMBER 11, 2023 AT 2:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

Members Present:	Mayor: Andrew Lennox Councillors: Sherry Burke (via Zoom) Steve McCabe Penny Renken
Member Absent:	Councillor: Lisa Hern
Staff Present:	
	Chief Administrative Officer: Brooke Lambert
	Director of Legislative Services/Clerk: Karren Wallace
	Deputy Clerk: Catherine Conrad
	Chief Building Official: Darren Jones
	Human Resources Manager: Amy Tollefson
	Director of Finance: Jerry Idialu
	Deputy Treasurer: Mary Jo Marshall
	Deputy Treasurer: Laura Rooney
	Manager Community & Economic Development: Dale Small
	Recreation Community Coordinator: Tasha Grafos
	Manager of Recreation Services: Tom Bowden
	Manager of Transportation Services: Dale Clark
	Senior Project Manager: Tammy Stevenson
	Manager Environment and Development Services: Corey Schmidt
	Director of Fire Services: Chris Harrow
	Drainage Engineer: Thomas Jackson
	Senior Planner: Matthieu Daoust

CALLING TO ORDER

Mayor Lennox called the meeting to order.

O'CANADA

ADOPTION OF THE AGENDA

RESOLUTION: 2023-307

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda for the September 11, 2023 Regular Meeting of Council be accepted and passed with the following:

- Removal of the August 22, 2023 Mount Forest Aquatics Ad-Hoc Advisory Committee
- Addition of Report DC 2023-026 being a report on Forest View Estates Subdivision Agreement
- Addition of By-law 084-2023 being a By-law to enter into a Subdivision Agreement
- Change number of Confirming By-law to 085-2023

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared a pecuniary interest with the following as her employer prepared one of the appendices.:

ITEMS FOR CONSIDERATION

3. Planning, item a. Planning Report prepared by Mathieu Daoust, Senior Planner, dated September 4th, 2023, regarding Marlana Homes Inc., Plan Town Pt Park Lot 2, Mount Forest, Part Lot Control Exemption Application.

CLOSED MEETING SESSION

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

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

RESOLUTION: 2023-308

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:32 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

1. REPORTS

- Verbal Report from CBO, Property Standards Update
- Report CLK 2023-028 Animal Control By-law update

2. REVIEW OF CLOSED SESSION MINUTES

- July 24, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-309

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:46 p.m.

CARRIED

RESOLUTION: 2023-310

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information the verbal report from CBO, Property Standards Update;

CARRIED

RESOLUTION: 2023-311

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2023-028 Animal Control By-law update;

CARRIED

RESOLUTION: 2023-312

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the July 24, 2023 Council Meeting.

CARRIED

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2023-313

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North recess the September 11, 2023 Regular Meeting of Council at 2:02 p.m. for the purpose of holding a Public Meeting under the Planning Act:

- Warren Dickson, Minor Variance

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2023-314

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North resume the September 11, 2023 Regular Meeting of Council at 2:14 p.m.

CARRIED

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, August 28, 2023

RESOLUTION: 2023-315

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the minutes of the Regular Meeting of Council held on August 28, 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, 1c, 2a, 3a, 3b, 3c, 4a, 5b, 5c, 6a, 7a, 7b

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-316

Moved: Councillor Renken

Seconded: Councillor Burke

THAT all items listed under Items For Consideration on the September 11, 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 for information report CLK 2023-029 being a report on the February 21, 2023 minutes of Council.

THAT Council of the Township of Wellington North receive Report DC 2023-026 being a report on Forest View Estates Subdivision Agreement; and
AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to enter into the agreement in the form, or substantially the same form as the draft Agreement.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated September 5, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2023-032 being a report on non-standard pavement markings.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2023-316

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable Committee meeting held on August 22, 2023.

CARRIED

RESOLUTION: 2023-317

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North direct staff to prepare a report for the Cultural Roundtable regarding the provincial legislation and regulations regarding heritage designations.

AMENDING MOTION

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the resolution on the floor be amended to:

THAT the Council of the Corporation of the Township of Wellington North direct staff to prepare a report for Council regarding the provincial legislation and regulations regarding heritage designations and associated staffing and budgetary implications.

CARRIED

RESOLUTION: 2023-318

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North direct staff to assist the Cultural Roundtable with applying for heritage designations for the Lynes Blacksmith Shop, the Mount Forest Museum & Archives, the Mount Forest Library and the Arthur Seniors Centre.

DEFERRED

RESOLUTION: 2023-319

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the County of Wellington Accessibility Advisory Committee meeting held on May 4, 2023.

CARRIED

RESOLUTION: 2023-320

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2023-027 being a follow-up report on Furmanek Drain Abandonment.

CARRIED

Councillor Burke did not take part in the discussion or vote on the resolution regarding the planning report regarding Marlana Homes Inc. as she had previously declared a conflict.

RESOLUTION: 2023-321

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Matthieu Daoust, Senior Planner, dated September 4th, 2023, regarding Marlana Homes Inc., Plan Town Pt Park Lot 2, Mount Forest, Part Lot Control Exemption Application.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2023-322

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-025 being a report on Consent Application (Severance) B63-23 known as Part Lot 30, Concession 5 in the former Township of West Garafraxa.

AND FURTHER THAT should the Planning & Land Division Committee approve the consent as proposed on Application B63-23, the following matters are to be addressed as conditions of approval:

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

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

CARRIED

RESOLUTION: 2023-323

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Curtis Marshall, Manager of Development Planning, dated September 5, 2023, regarding Request for Extension of Draft Approval, File 23T-13002, Deer Ridge Heights (formerly Avila Investments Limited), Mount Forest; and

WHEREAS the draft approval for the plan of subdivision is set to expire on October 3, 2023;

THEREFORE Council supports the three-year request for extension of draft approval for the plan of subdivision.

CARRIED

RESOLUTION: 2023-324

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive EDO 2023-018 being an update on the Township of Wellington North Growth Management Plan;

AND FURTHER THAT the Council approve the Growth Management Action Plan & Terms of Reference as contained in this report;

AND FURTHER THAT the Council direct staff to commence the recruitment of individuals to sit on the Township of Wellington North Community Building/Growth Management Advisory Committee;

AND FURTHER THAT the Council supports the staff recommendation to prepare and distribute an RFP for professional consulting services to support the completion of the Township of Wellington North Growth Management Action Plan.

CARRIED

Jerry Idialu, Director of Finance, provided a presentation outlining the following:

- Capital Project Overview
- Capital Budget Status
- 2023 & Carryover On-Hold Capital Projects
- Overage & Budget Reallocation

RESOLUTION: 2023-325

Moved: Councillor

Seconded: Councillor

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2023-008 being a report on the update of the status of the Township capital projects.

FURTHER THAT the Council direct staff to fund the sum of \$19,416.38 from the general reserve to accommodate the net changes in the capital budget as identified in the report.

CARRIED

RESOLUTION: 2023-326

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Operating Budget Update.

CARRIED

RESOLUTION: 2023-327

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service 2023 Half Year Report.

CARRIED

RESOLUTION: 2023-328

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-030 Alcohol Policy Amendment being a report on an amendment to the Municipal Alcohol Risk Management Policy Section 2.1 and 3.1.7 for the purpose of updating and increasing the service area at the MFSC;

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 and 3.1.7.

CARRIED

Council directed staff to remove the Mount Forest Fire Hall from the Municipal Alcohol Risk Management Policy as it is no longer available for rentals.

RESOLUTION: 2023-329

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-031 being a report on intersection investigation for pedestrian crossing infrastructure;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign a by-law to amend By-law 130-2022 being a By-law to regulate traffic in the Township of Wellington North by adding the following:

DEFINITION

“Pedestrian crossover”, as defined in the Highway Traffic Act, means any portion of a roadway, designated by this by-law, at an intersection or elsewhere, distinctly indicated for pedestrian crossing by signs on the highway and lines or other markings on the surface of the roadway as prescribed by regulations made under the Highway Traffic Act.

Schedule J – Pedestrian Crossover Locations

Mount Forest	
Main Street South	King Street East
Main Street North	Durham Street West
Queen Street East	Parkside Drive
Arthur	
Smith Street	Conestoga Street

The pedestrian crossover on Main Street South at King Street East, Main Street North at Durham Street West, Queen Street East at Parkside Drive and Smith Street at Conestoga Street will be designed and installed in accordance with Ontario Regulation 402/15, be consistent with a Level 2, Type B crossover in accordance with Ontario Traffic Manual Book 15.;

AND FURTHER THAT Council direct staff to submit the amended Regulate Traffic By-law to the Ministry of Transportation (MTO);

AND FURTHER THAT Council direct staff to bring pedestrian crossing infrastructure projects, once approved by MTO, forward as part of the current or future budget discussion;

AND FURTHER THAT Council direct staff to have further conversations with the Mount Forest BIA on a potential financial contribution to the pedestrian crossing infrastructure at Main Street South and King Street location.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- A very productive joint Cultural Roundtable meeting with Minto and Hanover was held in Harriston on September 6th.

Councillor Burke (Ward 2):

- Mount Forest Aquatic Ad Hoc Advisory Committee has a new inventory of pool swag that are available on Shopify or at the Farmers Market

Councillor McCabe (Ward 4):

- Wellington County Farm Safety Committee
- Saugeen Valley Conservation Authority Executive Meeting last week regarding category 2 proposals that are due in the new year.
- ROMA meeting in Waterloo on September 14th and 15th.
- Congratulations to the Arthur Agricultural Society on a success fall fair and congratulations to Fair Ambassador, Kaitlin Gorman.

Mayor Lennox:

- Request received to support Legion week September 17th to 23rd
- Participated in the HOPE Committee BBQ lunch on September 8th. They are a group of volunteers that is focused on wellness for community members. Mount Forest Community Garden was discussed and there is a lot of enthusiasm around the successes of the garden.
- Arthur Fall Fair and downtown market this past weekend.

BY-LAWS

- a. By-law Number 081-23 being a by-law to repeal By-law 013-2020 being a procedural by-law for governing the calling, place and proceedings of meetings of the Recreation Parks and Leisure Committee of Council for Wellington North
- b. By-law Number 082-2023 being a by-law to exempt lands from Part Plot Control Marlana Homes Inc.
- c. By-law Number 083-2023 being a by-law to amend By-law 130-2020 being a by-law to regulate traffic in the Township of Wellington North and to repeal By-law No. 104-2021
- d. By-law Number 084-2023 being a by-law to enter into a Subdivision Agreement

RESOLUTION: 2023-330

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT By-law Number 081-2023, 082-2023, 083-2023 and 084-2023 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating Bee Keeping

Words are like bees – some create honey and others leave a sting (Author Unknown)

Bee keeping is an interesting hobby or business with many advantages for both. For the hobbyist, there is enjoyment in learning about and caring for the hives, and the benefit of having your flowers pollinated.

For those whose hobby has progressed into a business, there is the satisfaction of producing your own honey, and using the bees wax to make candles, and bees wax wraps. There are other products which are not as well-known but also marketable: pollen, and propolis which is a resin-like material made by bees from the buds of poplar and cone-bearing trees. There is also royal jelly which is a milk-like substance produced by worker bees as nourishment for queen bees and their young. It is a popular ingredient in skin creams and helps to protect skin against the effects of ultraviolet radiation. Honey is used in traditional medicine for its antibacterial, antifungal, and anti-inflammatory properties.

To begin bee keeping the following supplies are required for the bees: hives, including frames, a water source, and a pollen source. For a bee to support itself from egg to adulthood, it needs to gather pollen and nectar from about 5 flowers. The following supplies are required for the bee keeper: bee suits, gloves, smokers, a hive tool and a bee brush.

A hive will typically contain 60,000 to 80,000 bees: workers, drones and a single queen. The workers gather nectar, guard the hive and honey, care for the queen and larvae, keep the hive clean, and produce honey. The drones are the male bees whose sole purpose is to mate with the queen. The queen bee produces chemical scents that help regulate the unity of the colony and lay lots of eggs.

The expression “busy as a bee” becomes a reality when you realize that it takes a bee 10,000,000 trips to collect enough nectar to make 1 pound of honey.

Resource: Ruth MacDonald

Submitted by Councillor Penny Renken, Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2023-331

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 085-2023 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 September 11, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2023-332

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Regular Council meeting of September 11, 2023 be adjourned at 3:21 p.m.

CARRIED

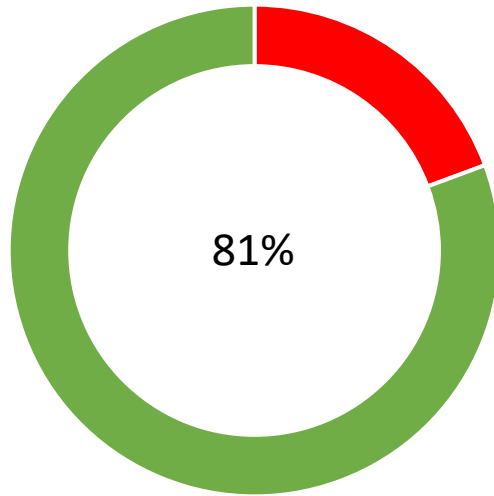
MAYOR

CLERK

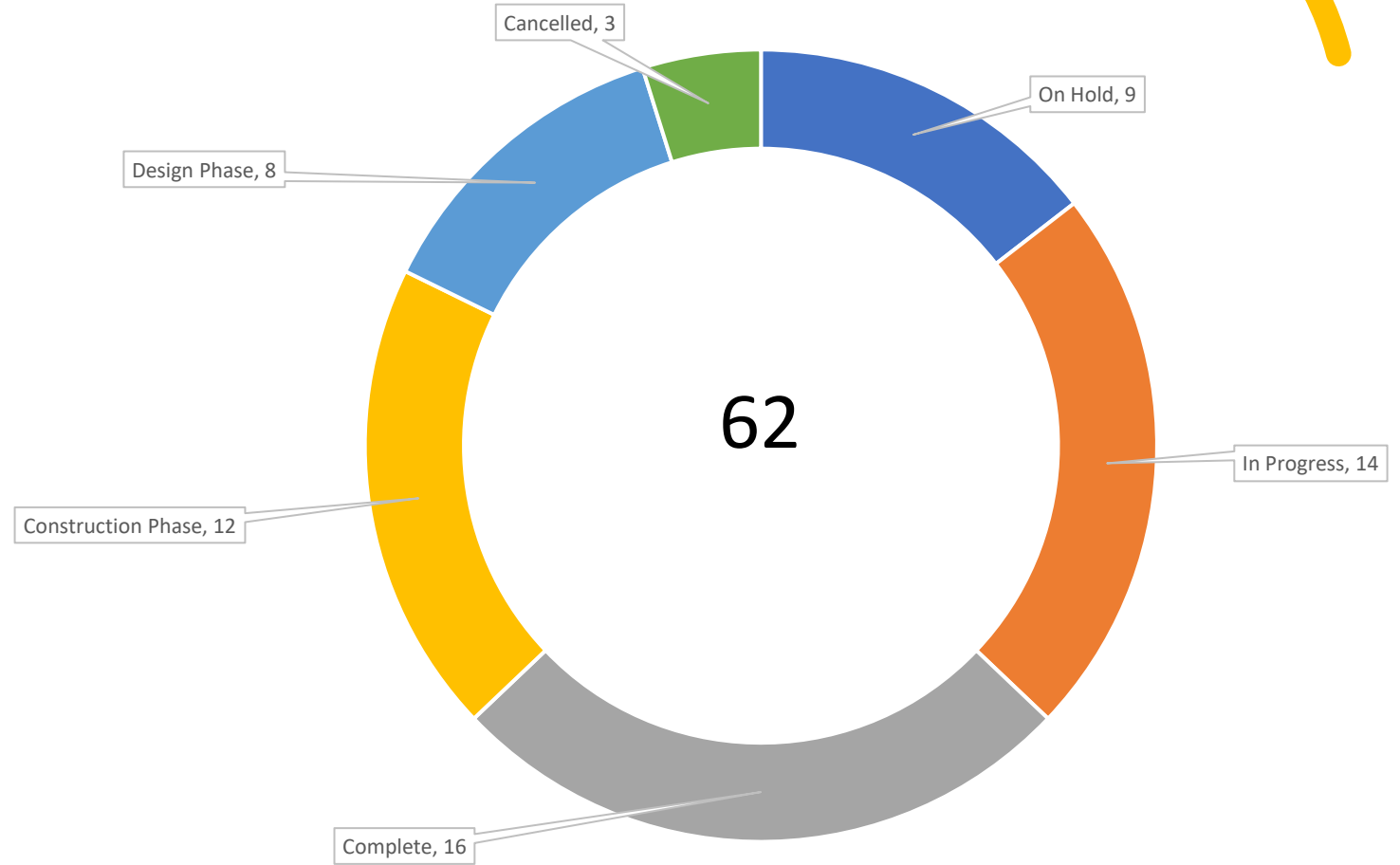
2023 Capital Budget Update



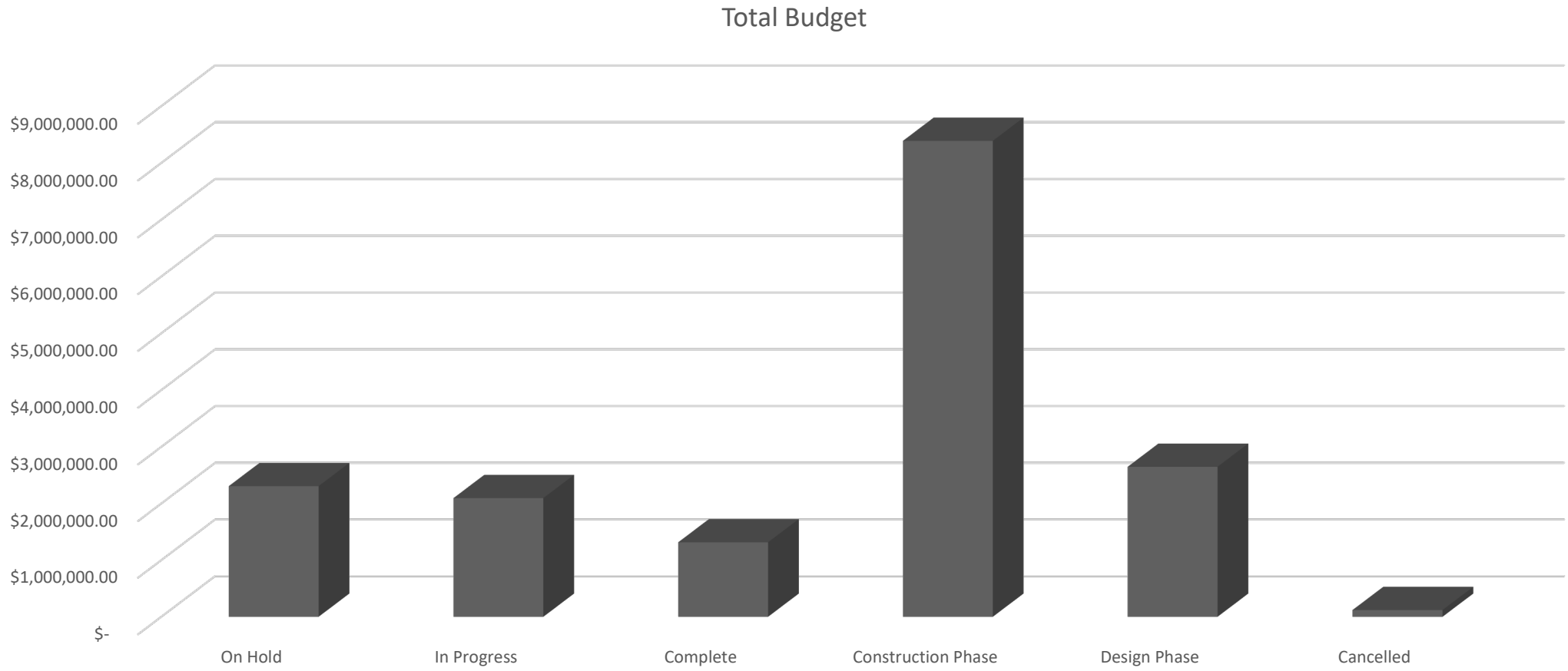
Capital Project Overview



81% of all approved capital projects are in progress or completed, while 19% are currently on Hold or Cancelled.



Capital Budget Status



2023 &
Carryover
On- Hold
Capital
Projects

Project	Department	Status	Budget	Actual	Comments
Asset Management System	Finance	On Hold	257,781.00	-	Project is on hold due to the further exploration on AMP strategy
New Mount Forest Fire Station - Design Only	Fire	On Hold	100,000.00	4,051.00	Planning and strategy still in progress
Wells Street Extension (Domville to Future St A)*	Roads	On Hold	895,220.00	-	Development driven
South Water Street - SPS	Wastewater	On Hold	15,517.00	-	The South Water Street SPS is developer driven.
Road Needs Study/Transportation Master Plan	Operations	On Hold	75,000.00	-	On Hold until completion of the Growth Management Strategy Update
Keyless Entry Control	Property	On Hold	12,000.00	-	Reviewing scope of project - will likely be postponed until 2024
Arthur OPC - Land	Roads	On Hold	500,000.00	-	Development Driven
Arthur Water Supply and Tower Land	Water	On Hold	300,000.00	-	Land can not be purchased for new well supply or water tower until the EA is completed. The EA will outline the preferred option to increase water supply and storage
Watermain Valve and Fire Hydrant Replacement	Water	On Hold	150,000.00	-	Could not be completed until water tower project complete
Total			2,305,518.00	4,051.00	



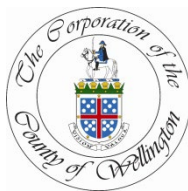
2023 &
Carryover
Cancelled
Capital
Projects

Project	Department	Status	Budget	Actual	Comments
Develop Sidewalk Master Plan	Roads	Cancelled	20,000.00	-	Included with Road Condition Assessment study
Trail Master Plan Development	Recreation Service	Cancelled	60,000.00	-	Cancelled to be part of future transportation planning
Multi-year Budget Software	Finance	Cancelled	37,822.00	-	Project is cancelled for this year due to the transition within Finance
Total			117,822.00	-	



Project	Department	Status	Budget	Actual	Requested Increase	Comments
Road Condition Assessment	Roads	In Progress	40,000.00	-	20,000.00	Contract is awarded and to be completed by fall 2023
Growth Management Strategy Update	Administration	In Progress	50,000.00	-	50,000.00	Will ask for 50,000 total to allow for increased scope of study
Columbarium Mount Forest Cemetery	Cemetery	In Progress	49,849.00	-	15,000.00	Expecting delivery, Additional \$15K needed for Concrete pad to be erected.
Record Management Software	Clerk	In Progress	50,000.00	56,386.00	45,000.00	Additional amounts requested due to volume of records
IT Network Design	Finance	In Progress	50,000.00	43,639.00	15,000.00	On track for completion at end of year, requested amount due to volume and scope
Fire Service Review	Fire	In Progress	30,000.00	-	5,000.00	Additional stakeholder consultation required
Cork Street Reconstruction (Princess to Waterloo)*	Roads	Construction Phase	862,000.00	52,812.00	87,298.38	Contract is awarded - construction in 2023, Amount was higher by \$87K
Total			1,131,849.00	152,837.00	237,298.38	

Project	Department	Status	Budget	Actual	Recommended Reallocation	Comments
Asset Management System	Finance	On Hold	257,781.00	-	(50,000.00)	\$50,000 reduction to the budget as total cost is anticipated to be around 200K
New Mount Forest Fire Station - Design Only	Fire	On Hold	100,000.00	4,051.00	(50,000.00)	\$50,000 has been identified as sufficient for the design
Develop Sidewalk Master Plan	Roads	Cancelled	20,000.00	-	(20,000.00)	Included with Road Condition Assessment study
Trail Master Plan Development	Recreation Service	Cancelled	60,000.00	-	(60,000.00)	Cancelled to be part of future transportation planning
Multi-year Budget Software	Finance	Cancelled	37,822.00	-	(37,882.00)	Project is cancelled for this year due to the transition within Finance
			475,603.00	4,051.00	(217,882.00)	



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: September 20, 2023
TO: Mayor and Council
 Township of Wellington North
FROM: Jessica Rahim, Senior Planner
 County of Wellington
SUBJECT: **Owner: Cachet Developments Inc.**
Property: Parts 1-87, Blocks 134-143, Registered Plan 61M-248
Township of Wellington North (Arthur)
Part Lot Control Exemption Application

The purpose of this proposed part lot control exemption is to allow for the division and conveyance of 64 townhouse units on separate lots. A 1.2m (3.9 ft) and 3m (9.8 ft) storm easements will also be created to provide drainage and access from Waters Way to the rear yards of the units.

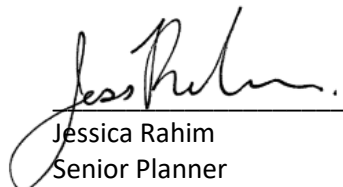
A deposited reference plan (attached as Schedule 1 to this report) has been submitted showing the proposed 64 townhouse units and easements.

The subject land is designated Residential in the Official Plan and is zoned Medium Density Residential Site Specific (R3-29). 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 Registered Plan 64M-248 and Plan of Subdivision 23T-20202, 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



 Jessica Rahim
 Senior Planner

9/20/23

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
79627	5000851 Ontario Limited	9/07/23	\$1,537.12
79628		9/07/23	\$400.00
79629		9/07/23	\$400.00
79630	Cedar Creek Tools Ltd	9/07/23	\$224.87
79631		9/07/23	\$129.43
79632		9/07/23	\$400.00
79633	Elite Concrete & Landscapes	9/07/23	\$4,365.75
79634	Eramosa Engineering Inc.	9/07/23	\$3,377.08
79635	Everything Asphalt	9/07/23	\$3,992.75
79636	Gosbee Law	9/07/23	\$50.00
79637	Grinham Architects	9/07/23	\$11,938.45
79638	Jim's Auto Service	9/07/23	\$465.05
79639	Landmark Municipal Services UL	9/07/23	\$16,804.23
79640		9/07/23	\$400.00
79641	Mount Forest Foodland	9/07/23	\$152.34
79642	Mildmay Tent Rental	9/07/23	\$383.64
79643	Miller Thomson LLP	9/07/23	\$50.00
79644	Mulders Inspection Services Co	9/07/23	\$19,775.00
79645		9/07/23	\$4,576.50
79646	Premier Equipment Ltd.	9/07/23	\$1,371.04
79647	SIGN NEEDS INC.	9/07/23	\$339.00
79648	TD Wealth	9/07/23	\$847.52
79649	TriCounty Hydraulics Ltd	9/07/23	\$864.31
79650	Troll Bridge Creek Inc.	9/07/23	\$504.00
79651	Enbridge Gas Inc.	9/07/23	\$92.31
79652	Wightman Telecom Ltd.	9/07/23	\$135.39
79653		9/07/23	\$400.00
79654	Workplace Safety & Ins Board	9/07/23	\$11,815.29
EFT000533	Agrisan SC Pharma	9/07/23	\$11,348.65
EFT000534	ALS Canada Ltd.	9/07/23	\$81.36
EFT000535	Arthur Home Hardware Building	9/07/23	\$162.31
EFT000536	B M Ross and Associates	9/07/23	\$3,161.69
EFT000537	Carson Supply	9/07/23	\$125.88
EFT000538	Cedar Signs	9/07/23	\$56.50
EFT000539	Canadian Union of Public Emplo	9/07/23	\$2,085.67
EFT000540	Decker's Tire Service	9/07/23	\$175.15
EFT000541	Dewar Services	9/07/23	\$266.77
EFT000542	Eric Cox Sanitation	9/07/23	\$138.00
EFT000543	Excel Business Systems	9/07/23	\$253.30
EFT000544		9/07/23	\$1,299.50
EFT000545	International Trade Specialist	9/07/23	\$1,661.07
EFT000546	K Smart Associates Limited	9/07/23	\$4,785.40
EFT000547	Lavis Contracting Co. Ltd.	9/07/23	\$68,511.29
EFT000548	MacDonald's Home Appliances	9/07/23	\$326.84
EFT000549	Maple Lane Farm Service Inc.	9/07/23	\$46.53
EFT000550		9/07/23	\$128.84
EFT000551		9/07/23	\$730.99
EFT000552		9/07/23	\$655.30
EFT000553	Ont Mun Employee Retirement	9/07/23	\$55,252.80
EFT000554	PACKET WORKS	9/07/23	\$169.50
EFT000555	Print One	9/07/23	\$228.83
EFT000556	Risolv IT Solutions Ltd	9/07/23	\$10,600.52
EFT000557	Saugeen Community Radio Inc.	9/07/23	\$1,356.00
EFT000558	Stephen Hale	9/07/23	\$1,638.50
EFT000559	T&T Power Group	9/07/23	\$118.65
EFT000560	Teviotdale Truck Service & Rep	9/07/23	\$230.67
EFT000561	UnitedCloud Inc.	9/07/23	\$555.55
EFT000562	Wellington Advertiser	9/07/23	\$740.95
EFT000563	Wellington North Power	9/07/23	\$52,044.59

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
79655	Abell Pest Control Inc	9/15/23	\$73.74
79656	Arthur Foodland	9/15/23	\$15.96
79657	Arthur ACE Hardware	9/15/23	\$549.67
79658	Canadian Tire #066	9/15/23	\$192.09
79659	Chalmers Fuels Inc	9/15/23	\$5,559.78
79660	Dayson Industrial Services Inc	9/15/23	\$85,280.92
79661		9/15/23	\$720.98
79662	Eastlink	9/15/23	\$536.75
79663	Everything Asphalt	9/15/23	\$13,938.53
79664	Go Evo Inc	9/15/23	\$1,342.44
79665	Hydro One Networks Inc.	9/15/23	\$880.49
79666	JD Mobile Repair Service	9/15/23	\$980.28
79667	Mount Forest Foodland	9/15/23	\$109.57
79668	MOLOK NORTH AMERICA LTD	9/15/23	\$333.07
79669	Peavey Mart	9/15/23	\$112.97
79670	PepsiCo Beverages Canada	9/15/23	\$790.08
79671	Royal Bank Visa	9/15/23	\$2,005.13
79672	Staples Professional	9/15/23	\$495.79
79673	Tom Shupe Plumbing & Heating	9/15/23	\$339.00
79674	Enbridge Gas Inc.	9/15/23	\$3,581.20
79675	Waste Management	9/15/23	\$1,418.10
79676		9/15/23	\$1,900.00
EFT0005564	ALS Laboratory Group	9/15/23	\$9,737.79
EFT0005565	Arthur Chrysler Dodge Jeep Lim	9/15/23	\$175.15
EFT0005566	Arthur Home Hardware Building	9/15/23	\$2,242.74
EFT0005567	B M Ross and Associates	9/15/23	\$16,270.20
EFT0005568	Brandt Cambridge	9/15/23	\$271,670.78
EFT0005569	Broadline Equipment Rental Ltd	9/15/23	\$268.41
EFT0005570	CARQUEST Arthur Inc.	9/15/23	\$348.84
EFT0005571	Coffey Plumbing, Div. of KTS P	9/15/23	\$2,270.17
EFT0005572	Corporate Express Canada Inc.	9/15/23	\$457.21
EFT0005573	DeBoer's Farm Equipment Ltd.	9/15/23	\$20.27
EFT0005574	Drexler Construction Limited	9/15/23	\$136,501.91
EFT0005575	Duncan, Linton LLP, Lawyers	9/15/23	\$10,639.13
EFT0005576	Excel Business Systems	9/15/23	\$538.92
EFT0005577	FOSTER SERVICES/822498 ONT INC	9/15/23	\$3,361.75
EFT0005578	FOXTON FUELS LIMITED	9/15/23	\$434.27
EFT0005579		9/15/23	\$255.55
EFT0005580	Grand River Conservation Auth	9/15/23	\$19,027.66
EFT0005581	Hort Manufacturing (1986) Ltd.	9/15/23	\$14.01
EFT0005582	Ideal Supply Inc.	9/15/23	\$1,878.40
EFT0005583	International Trade Specialist	9/15/23	\$454.95
EFT0005584	J.A. Porter Holdings (Lucknow)	9/15/23	\$1,810.77
EFT0005585	K Smart Associates Limited	9/15/23	\$101,135.00
EFT0005586	MacDonald's Home Appliances	9/15/23	\$92.85
EFT0005587	McLean Taylor Construction Lim	9/15/23	\$102,770.91
EFT0005588	Mike Lucas	9/15/23	\$1,691.73
EFT0005589	Ontario One Call	9/15/23	\$104.53
EFT0005590	PETRO-CANADA	9/15/23	\$3,480.68
EFT0005591	R&R Pet Paradise	9/15/23	\$4,924.59
EFT0005592	REALTAX Inc.	9/15/23	\$1,243.00
EFT0005593	Royal Crown Construction	9/15/23	\$68,465.23
EFT0005594	SAAM CUSTOM MACHINE	9/15/23	\$1,011.35
EFT0005595	Schoolhouse Products Inc.	9/15/23	\$7,463.65
EFT0005596	Suncor Energy Inc.	9/15/23	\$8,687.92
EFT0005597	Saugeen Valley Conservation	9/15/23	\$920.00
EFT0005598	Triton Engineering Services	9/15/23	\$2,597.99
EFT0005599	Wellington Advertiser	9/15/23	\$282.50
EFT0005600	Wellington North Power	9/15/23	\$12,179.79
EFT0005601	W. Schwindt & Sons Bldg Const	9/15/23	\$396.63
EFT0005602	Young's Home Hardware Bldg Cen	9/15/23	\$160.47
	Total Amount of Cheques:		\$1,221,872.91



Staff Report

To: Mayor and Members of Council Meeting of September 25, 2023
From: Brooke Lambert, Chief Administrative Officer
Subject: Report CAO 2023-010 Wellington North Power Inc. (WNP) Loan Application Approval

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2023-010 Wellington North Power Inc. (WNP) Loan Application Approval

AND FURTHER THAT Council of the Corporation of the Township of Wellington North, as the primary shareholder, grants approval to Wellington North Power Inc. (WNP) to borrow up to \$1,100,000 from Infrastructure Ontario to finance

- Smart Meter Replacement / Reverification Capital Project (proposed budget \$350,000.00)
- New Large Developments (proposed budget \$550,000.00)
- Restoring a healthier Current Ratio (proposed budget \$200,000.00)

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

CAO 2017-019 being a report on Wellington North Power Inc. Loan Application

BACKGROUND

Wellington North Power Inc. (WNP), has contacted the Township, as chief shareholder, to seek support for a loan application to Infrastructure Ontario. A resolution from the shareholder is a requirement of Infrastructure Ontario.

Attached as Appendix 1 significant context for Council's consideration regarding WNP's need for the loan.

FINANCIAL CONSIDERATIONS

There are no financial implications in receiving the report or passing a resolution in support.

ATTACHMENTS

NA

STRATEGIC PLAN 2019 - 2022

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

Yes

No

N/A

Which priority does this report support?

Modernization and Efficiency
 Municipal Infrastructure

Partnerships
 Alignment and Integration

Prepared By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>



Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0

Phone: 519.323.1710 Fax: 519.323.2425

www.wellingtonnorthpower.com

E-mail: wnp@wellingtonnorthpower.com

ESA # 7012854

Shareholder Approval to Secure Financing from Infrastructure Ontario.

a) Overview:

Wellington North Power Inc. (WNP) is seeking the Township of Wellington North's (*the Shareholder*) approval for WNP to borrow \$1,100,000 from Infrastructure Ontario.

b) Background:

As a condition of Infrastructure Ontario's financing agreement, the utility requires a Resolution from its major shareholder, the Township of Wellington North, giving approval for WNP to enter into a finance loan provided by Infrastructure Ontario for \$1,100,000.

All previous requests for approval from the Shareholder for WNP to secure financing loans from Infrastructure have been approved.

c) Use of Funds:

WNP proposes to use the loan of \$1,100,000 for:

I. Smart Meter Replacement / Reverification Capital Project:

Starting in Winter 2023 through to 2026, the utility will need to replace or reverify (certification) approx. 3,000 Smart Meters at residential and small business locations serviced by the utility. These meters were installed in 2009/2010 and are now reaching the end of their useful life, i.e. fully depreciated and showing signs of failure.

This capital project meets the asset end-of-life replacement and long-term planning requirements as specified by the energy regulator, the Ontario Energy Board. In addition, this expenditure supports WNP's business objectives of prudent and sustainable investments in:

- Distribution system performance and reliability – able to communicate with meters to obtain usage data and meter readings to enable accurate billing to customers.
- Regulatory compliance – to have operating Smart meters installed at residential and small business locations.

Proposed Budget: **\$350,000**

II. New Large Developments:

Historically, WNP has spent \$60,000 a year to connect about 30 new houses a year. When servicing multiple large developments which are becoming common, more capital is required. WNP receives deposits from large developers to ensure that if development is not completed the remaining ratepayers do not bear the costs. Upon completion, the deposits are returned, and the electrical infrastructure is paid for by the ongoing monthly revenue. The increased growth is very positive, but it does require additional capital to fund it.

Proposed Budget: **\$550,000**

III. Restoring a healthier Current Ratio (financial).

WNPs Current Ratio of Short Term Asset to Short Term Liability has been well below the desired 1:1 ratio for several years. It is prudent to have a better cash flow position for our operations.

Proposed Budget: **\$200,000**

d) Debt Capacity:

WNP is regulated by the Ontario Energy Board (OEB). The OEB uses a capital structure of 60% debt and 40% equity (a debt-to-equity ratio of 60/40 or 1.5) when setting rates for an electricity utility like WNP.

In 2022, WNP's debt to equity ratio was 1.06 which is below the 1.5 ratio expected by the OEB. WNP has the capacity to carry new debt. Securing a new loan of \$1,100,000 will increase the debt-to-equity ratio to approximately 1.26.

e) Stakeholders:

- Ratepayers – the Smart Meter Replacement / Reverification capital project was included in WNP's 5-year Distribution System Plan as part of its 2021 Cost of Service application filed with the energy regulator. During this public proceeding, there were no objections received from WNP customers or the OEB about this project.
- Regulator – the OEB has given approval for WNP to proceed with replacement / reverification of its Smart Meters starting in 2023. (Approval was received through WNP's 2021 Cost of Service rate application).
- Directors – Applying for a loan of \$1,100,000 has been discussed at WNP's Board of Directors meetings and is supported by all Directors.

f) Financing:

WNP is preparing a loan application to Infrastructure Ontario to be submitted in September 2023. WNP is seeking a financing loan of \$1,100,000 with an amortization of 30 years. Interest rate is 5.43% as at September 20, 2023.

Subject to approval by Infrastructure, financing will be released in 2 drawdowns:

- 1) \$500,000 in 2023
- 2) \$600,000 in 2024.

g) Purpose:

Wellington North Power Inc. (WNP) presents this case to the members of Council for consideration at the Council Meeting on September 25, 2023.

In reviewing this item, WNP is seeking the Township of Wellington North's (the shareholder) approval, by way of a Resolution, for Wellington North Power Inc. to borrow \$1,100,000 from Infrastructure Ontario.



Staff Report

To: Mayor and Members of Council Meeting of September 25, 2023
From: Karren Wallace, Director of Legislative Services/Clerk
Dale Small, Manager Community and Economic Development
Subject: Report CLK 2023-030 Township of Wellington North 25th Anniversary

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive report CLK 2023-030 being a report on Township of Wellington North 25th Anniversary.

AND THAT staff be directed to work with the Cultural Roundtable to plan appropriate recognition activities to celebrate the 25th anniversary and bring their recommendations to Council by early 2024.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The Corporation of the Township of Wellington North will be celebrating its 25th Anniversary of amalgamation in 2024.

The municipality was formed when the Townships of West Luther and Arthur, Village of Arthur, a small portion of Peel Township and West Garafraxa Township, as well as the Town of Mount Forest, were amalgamated effective January 1, 1999.

Official incorporation status as the Township of Wellington North was received on March 31, 1999, by an Order made under the Municipal Act. (Attached as Schedule A).

Staff have met with the Cultural Roundtable and recommend working together to develop a plan for activities to mark the occasion. Unless council would like to see the celebration held at another time, it is anticipated the anniversary celebrations will take place late summer early fall 2024 in conjunction with next years Culture Days celebrations.

FINANCIAL CONSIDERATIONS

We expect there will be some financial costs associated with the celebration and these will be included in the 2024 Community and Economic Development operating budget.

ATTACHMENTS

STRATEGIC PLAN 2019 - 2022

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

Yes

Modernization and Efficiency

Partnerships

Municipal Infrastructure

Alignment and Integration

Prepared By:	Karren Wallace, Director of Legislative Services/Clerk	<i>Karren Wallace</i>
	Dale Small, Manager Community and Economic Development	<i>Dale Small</i>
Recommended By:	Brooke Lambert	<i>Brooke Lambert</i>


**ORDER MADE UNDER
THE MUNICIPAL ACT**

COUNTY OF WELLINGTON

Change of name for the

**TOWNSHIP OF MOUNT FOREST/ARTHUR/
WEST LUTHER/ARTHUR**

1. The name of The Corporation of the Township of Mount Forest/Arthur/West Luther/Arthur established under clause 2(3)(d) of the Order of the Minister of Municipal Affairs and Housing, dated November 26, 1997, and published in The Ontario Gazette of December 13, 1997, is changed to "The Corporation of the Township of Wellington North".



Minister of Municipal Affairs and Housing

Dated at Toronto on MARCH 31, 1999.

Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street
Toronto ON M5G 2E5
Tel (416) 585-7000

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777 rue Bay
Toronto ON M5G 2E5
Tél (416) 585-7000



March 31, 1999

Mr. Al Brubacher
Administrator-Clerk-Treasurer
Township of Mount Forest-Arthur-West Luther-Arthur
102 Main Street
Mount Forest ON N0G 2L0

Dear Mr. Brubacher

Re: Minister's Restructuring Order Filing Notice
Subsection 25.2(6)(b) of the *Municipal Act*

Enclosed please find a copy of a signed order which gives effect to an amendment to the restructuring order dated November 26, 1997 affecting your municipality. The amendment changes the name of the Corporation of the Township of Mount Forest-Arthur-West Luther-Arthur to Township of Wellington North.

The amending Order will be published in *The Ontario Gazette*.

Please ensure that a copy of this Order is available for public inspection in accordance with subsection 25.2(7) of the *Municipal Act*.

Sincerely,

A handwritten signature in blue ink, appearing to read "Al Leach".

Al Leach
Minister

Enclosure



Staff Report

To: Mayor and Members of Council Meeting of September 25, 2025
From: Karren Wallace, Director of Legislative Services/Clerk
Subject: CLK 2023-033 Canine Control Contract

RECOMMENDATION

THAT Council of the Corporation of Wellington North receive Report CLK 2023-033 Canine Control Contract;

AND THAT the Mayor and Clerk be authorized to sign the by-law to amend By-law 030-2016 being a By-law for the provision of canine control services.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

CLK 2018-049 being a report on R.&R. Pet Paradise (Rick Rauwerda) agreement;
 CLK 2016-078 being a report to on the Canine Control By-law
 CLK 2016-065 being a report on canine licensing fee amnesty
 CLK 2016-017 being a report on Canine Control services
 CLK 2016-010 being a report on Canine Control services
 CLK 2016-006 being a report on Canine Control services

BACKGROUND

In March 2016 the municipality entered into a contract for canine control services with R&R Pet Paradise (Rick Rauwerda), which expired at the end of 2018. Subsequently the agreement was extended to December 31, 2023.

Staff are now recommending extending the agreement to December 31, 2026.

R&R Pet Paradise are increasing their contracted fee from \$2,141.00 /month to \$2,500.00.

FINANCIAL CONSIDERATIONS

The canine control contracted fee is provided for in the 2024 budget.

ATTACHMENTS

Amended contract attached to By-law 086-2023 in this agenda package.

STRATEGIC PLAN 2019 – 2022

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

Yes

No

N/A

Prepared By: Karren Wallace, Director of Legislative Services/Clerk

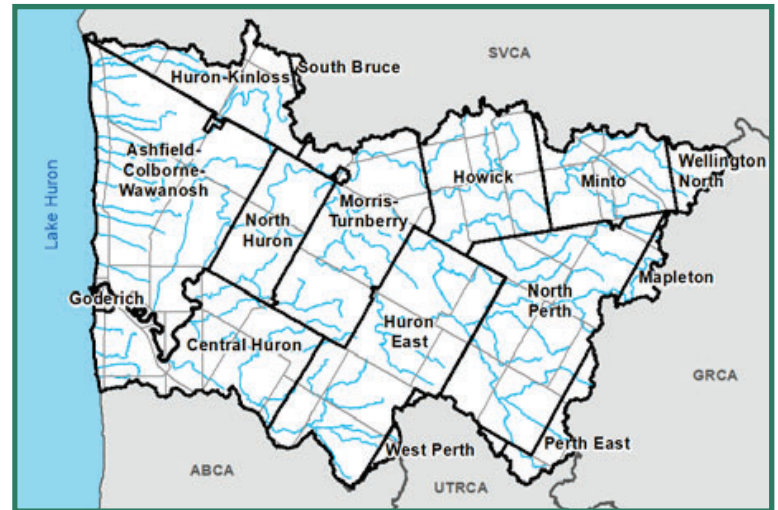
Karren Wallace

Recommended By: Brooke Lambert, Chief Administrative Officer

Brooke Lambert

Working for a healthy environment!

UPDATE REPORT



MISSION

Maitland Conservation is working to protect and enhance water, forests and soils in the Maitland and Nine Mile River watersheds.

BACKGROUND

Maitland Conservation is jointly governed by its member municipalities.

Conservation Authorities are established by the provincial government at the request of municipalities. The activities of Maitland Conservation are driven by municipalities, landowners and community partners.

We are committed to providing effective community-based conservation services in a cost efficient manner.

1. FLOOD and EROSION SAFETY SERVICES

Purpose:

To help municipalities reduce the risk to life and property in areas prone to flooding and erosion. To conserve features and functions of the river system and Lake Huron shoreline.

- Monitoring of weather and gauge data 24 hours a day, 7 days a week. Messages issued for 6 storm events.
- Consultant selected for North Perth floodplain mapping project.
- Molesworth and Harriston rain gauge stations relocated.

Land Use Planning Support & CA Development, Interference & Alteration Regulations

Purpose:

To ensure that development does not increase risk for flooding or erosion and protects the river and shoreline.

Staff continue to respond to an elevated number of inquiries relating to development, often in unsafe areas. To date this year 85 permissions have been issued, 10 drain reviews completed, comments provided on 36 planning inquiries and 145 additional development and planning inquiries dealt with.

2. CONSERVATION AREAS

Maitland Conservation owns 28 properties encompassing 1,862 hectares. Key priorities include:

- showcasing best management practices on conservation lands,
- ensuring properties are safe for public use,
- dealing with aging and surplus infrastructure.

Wawanosh Valley - demolition of barn and shed structures set for October. Nine bat houses constructed and installed. Bat survey work being undertaken by the Toronto Zoo.

Brussels - severance conditionally approved. Well at site decommissioned.

Turnberry Floodplain - building demolition completed.

Galbraith - a lease agreement with the Town of North Perth has been finalized.

Saratoga & Stapleton - gates and barrier posts installed to restrict ATV access.

Falls Reserve - camping season in full swing. Accessibility renovations to day-use area washroom facility underway.

Wawanosh Park - 50 large stock trees planted to buffer pond.

Coastal Resiliency Project



Project to update to Shoreline Hazard Mapping is nearing completion. This project has provided an improved understanding of the state of the shoreline and coastal processes. The mapping is posted on the Maitland Conservation website at mvca.on.ca.

Two public workshops are being held this summer to discuss the challenges facing the shoreline and to build an understanding of the values of shoreline stakeholders. The workshops are part of an initiative to explore ways to improve the resiliency of the coast to the changing climate. The goal is to connect with the shoreline community to consider what a healthier, less hazardous shoreline could look like in the future.



Falls Reserve Conservation Area



Garvey-Glenn, Rural Stormwater Management Project



Mature Riparian Buffer



Cover Crop - Fall 2022

3. WATERSHED STEWARDSHIP SERVICES

Purpose:

To work with municipalities, landowners and partners to:

- implement stewardship practices that help to keep soil and nutrients on the land and out of watercourses,
- improve the health of the river system.

Stewardship Activities

- 43 tree planting projects completed and inspected.
- 26,225 trees planted by landowners and Maitland Conservation's tree planting services.
- 51 acres of river valley and floodplain land restored through planting. Three km of windbreaks and four km of stream buffers planted.
- Tree survival assessments completed at project sites.
- 70 new applications initiated and approved through the Huron Clean Water Project and Wellington Rural Water Quality Program.
- Two Environment and Climate Change Canada funded dam removal projects underway.

Rural Stormwater Management

- Two erosion control projects initiated
- Healthy Lake Huron municipal drain tour held for engineers and drainage superintendents
- Over 100 spring cover crop residue checks completed for the Huron Clean Water Project and Cover Crop Leaders Program. Working with 67 landowners on cover crop projects involving over 6,600 acres.

Healthy Watersheds Programming

- 40 landowners participated in three focus groups. Peer-to-peer cover crop mentoring initiative underway.

Watershed Health Assessment

Purpose:

To assess the health of forests and rivers.

A three-year intensive study of forest health was completed this spring. Key outcomes include:

- Local forest health is at risk.
- Our forests are losing resiliency.
- 20 % of standing trees were found to be dead during survey. This level of mortality will substantially lower the overall health and resilience of our remaining forests.
- The key disturbances in the woods are:
 - Invasive pests like Emerald Ash Borer and Beech Bark Disease
 - Invasive plants like buckthorn, garlic mustard and periwinkle
 - Woodlot management and wind events (climate change).

The next step is to work with our partners to evaluate how we manage and steward local forests to determine how we can improve their health.

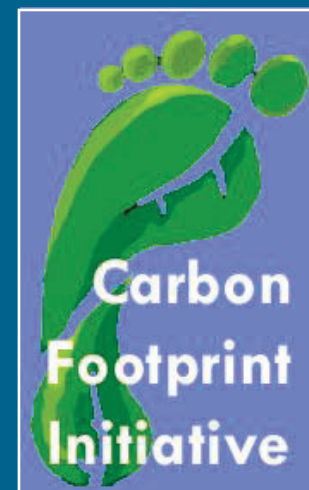
Staff are also in the process of developing a framework to undertake a health assessment of watercourses in the Maitland and Nine Mile River



ADAPTING to the IMPACTS of a CHANGING CLIMATE

Carbon Footprint Initiative

Maitland Conservation is collaborating with local businesses, municipalities and counties to reduce the use of fossil fuels and to sequester carbon by planting trees and shrubs. At our Conservation Areas tree planting efforts continue. This spring 1,500 seedlings were planted at Wawanosh Valley Conservation Area. We're also continuing to transition the motor pool to electric vehicles.



4. CORPORATE SERVICES

- To date 14 member municipalities have signed a Memorandum of Understanding supporting Maitland Conservation's services and programs for the next four years. Staff are currently working with the Municipality of Wellington North to have the final MOU signed. Wellington North has indicated they would like to review the MOU's from their three Conservation Authority partners at the same time.

5. DRINKING WATER SOURCE PROTECTION

Purpose:

To assist municipalities to protect sources of drinking water.

- Source Protection Committee met in March to review Annual DWSP Progress Report and finalize updates to the Source Protection Plans.
- Updated Source Protection Plans were submitted to the province in for approval per section 36, Clean Water Act. No concerns have been noted to date.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

234-2023-4597

September 15, 2023

Dear Head of Council,

**Subject: Responding to the Housing Affordability Task Force's
Recommendations**

As you know, in February 2022, the Housing Affordability Task Force delivered [its final report](#) with recommendations to help Ontario tackle the housing supply crisis and build at least 1.5 million homes by 2031. Including sub-items and appendices, the Task Force made 74 unique recommendations, some of which apply to all communities in Ontario, with others more specific to large and urban municipalities. While Ontario has made progress in acting on these recommendations — with 23 implemented to date helping to achieve the highest level of housing starts in over three decades — as the province grows at incredible speed, all levels of government need to do more.

To bring the dream of home ownership into reach for more people, I have asked my ministry to renew its efforts to review and, where possible, implement the Task Force's remaining recommendations with minimal delay. As part of that review, I am asking for you, as head of council, to prioritize your top five recommendations for future consideration. For these top five priorities, this could include your advice to revisit the way a recommendation has been implemented up to this point, as well as how some of the recommendations could or should be implemented with amendments.

Accompanying this letter, you will find a chart with space to rank the top five Task Force recommendations. While I know that some of the recommendations may not be applicable to all small, rural, and Northern communities, I ask that you rank those recommendations that you feel would be, or have been, the most useful in increasing housing supply in your community.

As we look to do more to solve the housing supply and affordability crisis together, it's important for the province to have a full understanding of our municipal partners' positions on these recommendations as quickly as possible. I ask that you **please return the completed chart to housingsupply@ontario.ca no later than October 16, 2023.**

I look forward to continuing our work together to ensure that more people can afford a place to call home.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Calandra', with a large, stylized initial 'P' and 'C'.

The Hon. Paul Calandra
Minister of Municipal Affairs and Housing

- c: Hon. Rob Flack, Associate Minister of Housing
- Kirstin Jensen, Interim Chief of Staff, Minister's Office
- Martha Greenberg, Deputy Minister
- Joshua Paul, Assistant Deputy Minister, Market Housing Division
- Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
- Caspar Hall, Assistant Deputy Minister, Local Government Division

Attachment:

Top Five Housing Affordability Task Force (HATF) Recommendations for Response

Attachment: Top Five Housing Affordability Task Force (HATF) Recommendations for Response

Please identify the top 5 HATF recommendations that you support, and rationale / comments	
1.	
2.	
3.	
4.	
5.	

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

BY-LAW NUMBER 086-2023

BEING A BY-LAW TO AMEND BY-LAW 030-16 AUTHORIZE THE EXECUTION OF AN AGREEMENT BETWEEN R. & R. PET PARADISE (RICK RAUWERDA) AND THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH.

AND WHEREAS it is deemed necessary to amend the agreement with R. & R. Pet Paradise (Rick Rauwerda) for the provision of canine control services in Wellington North.

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

1. That the Corporation of the Township of Wellington North and R. & R. Pet Paradise (Rick Rauwerda) agree to amend the agreement for the provision of canine control services in Wellington North as follows:

Section 18:

Shall be amended to:

This contract shall remain in effect until December 31, 2023 at which time it will be reviewed with a possibility of an extension on terms agreeable to both parties.

Section 23:

Shall be amended to:

The Township agrees to pay the Contractor \$2,500.00 plus HST payable on the 30th of each month, commencing January 1, 2024. In January 1, 2025 and January 1, 2026 the cost of the contract shall increase pursuant to the cost of living increase (COLA) as determined by Stats Canada.

2. That the Mayor and the Clerk of the Corporation of the Township of Wellington North are hereby authorized and directed to execute all documentation required.

3. The effective date of this By-law shall be January 1, 2024.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 25TH DAY OF SEPTEMBER, 2023**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 087-2023

**BEING A BY-LAW TO EXEMPT LANDS FROM PART LOT
CONTROL (CACHET DEVELOPMENTS INC.)**

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 1-87, Blocks 134-143 Registered Plan 61M-248, Township of Wellington North
- 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 25TH DAY OF SEPTEMBER, 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 SEPT. 25TH CELEBRATES CAROLYN (CURTIS) GREIG



With over 30 years experience, Carolyn (Curtis) Greig is a long-time educator with her main focus in helping special needs high school students develop their language and literacy skills. This in turn, led to her involvement in the board of education's literacy committee and the founding of the reading tutor program in area high schools. She grew up in Arthur and became a teacher where she taught in British Columbia, Yukon, and Ontario.

The books she has written focus on some basic "growing up" fundamentals that we wish all our children to be conscious of, sharing, manners, friendship, loyalty, acceptance, prayer, and bullying. They focus on first, listening to the stories and then advancing to reading parts of the stories which are written in capital letters and later reading themselves.

From her love of dogs, the main character in the books is a dachshund named Jerry who has other dog friends that can parallel to a child's real life with their friends and in the book "School Days", a book about bullying teaches that, in spite of our differences; we all have unique talents and special abilities. The book, "The Rescue" takes place in the Elora Gorge and her 2nd book "The Birthday Party" emphasizes the Golden Rule: treat people the way you would like to be treated.

Carolyn lives in Arthur with her husband Henry and her current dachshund. We thank her contribution as an author and for enriching our community.

Submitted by Bonny McDougall, Wellington North Cultural Roundtable

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

BY-LAW NUMBER 088-2023

**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
SEPTEMBER 25, 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 September 25, 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 25TH DAY OF SEPTEMBER, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK