

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – NOVEMBER 20, 2023 AT 7:00 P.M.
CLOSED SESSION PRIOR TO OPEN SESSION AT 6:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
PART 1 <https://www.youtube.com/watch?v=CcCm7EX1EZE&t=11s>
PART 2 <https://www.youtube.com/watch?v=pgj1tbGPSgs>**

Members Present: Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern (via Zoom)
Steve McCabe
Penny Renken

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Chief Building Official:	Darren Jones
Director of Finance:	Jerry Idialu
Human Resources Manager:	Amy Tollefson
Manager Community & Economic Development:	Dale Small
Senior Project Manager:	Tammy Stevenson
Manager of Transportation Services:	Dale Clark
Manager of Development Planning:	Curtis Marshall
Senior Planner:	Jessica Rahim

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2023-424

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda for the November 20, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with the following:

Under the heading of Items for Consideration, 2. Planning:

- b. Planning Report prepared by Jessica Rahim, Senior Planner, County of Wellington, dated November 15th, 2023, regarding Marlanna Homes Inc., 504-522 Newfoundland Street, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application (ZBA21/23)
- e. Report DC 2023-032, Consent Application B82-23 Joseph Robert

And under the heading By-laws:

- e. By-law Number 108-2023 being a by-law to exempt lands from Part Lot Control, Marlana Homes Inc.

as her employer prepared appendices for these items.

CLOSED MEETING SESSION

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

- (a) the security of the property of the municipality or local board;
- (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;

RESOLUTION: 2023-425

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:02 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (a) the security of the property of the municipality or local board;
- (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;

CARRIED

1. REPORTS

- EDO 2023-023 Wellington North Growth Management Update
- EDO 2023-024 244 Isabella Street Update
- CBO 2023-014 Facility Review

2. REVIEW OF CLOSED SESSION MINUTES

- November 6, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-426

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 7:01 p.m.

CARRIED

RESOLUTION: 2023-427

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-023 Wellington North Growth Management Update;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-428

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-024 244 Isabella Street Update;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-429

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-014 Facility Review;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-430

Moved: Councillor Burke

Seconded: Councillor McCabe

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

CARRIED

O'CANADA

COUNTY COUNCIL UPDATE

Stephen O'Neill, Ward 4 County Councillor

County Councillor O'Neill provided updates on the following:

- County of Wellington Budget - between 2009 and 2022 the County's tax rate rose an average of 2.4%. In 2023 it was 3.8%. The 2024 budget is currently at 5.3%, with work to be done on it. Increased inflation, construction costs, materials, fuel, and insurance are putting pressure on the County's budget, and everyone else's.
- New ambulance facilities are being planned throughout the County. Mount Forest is outside the County's ten-year plan and is scheduled for 2035/2036. Arthur is scheduled for 2031/2032 and is currently sitting at about \$7 million. Ambulance service for the County is administered by the City of Guelph.

- The first of four bridge replacements on Wellington Road 109 east of Arthur is scheduled to begin construction next year. The plan has one bridge being completed each year through 2027.
- The County would like residents to conduct an internet speed test survey at wellington.ca/internet. It's important for rural residents and businesses so no County areas are missed. High speed internet is planned to be available to everyone in the County by the end of 2025, including all addresses on sideroads, not just the main roads. Contractors are now installing fibre throughout the County, and Province.
- In October Ridewell had 915 rides, the most in a single month since inception in October 2019. The current contract with service provider, RideCo, expires at the end of this year. Negotiations are being held for a new agreement which will utilize GOST Bus integration and Uber to fill some service gaps. A survey is being launched in late November to assess the user base, get comments and to gauge community awareness of the service. Most of the rides originate or end in Centre Wellington and the City of Guelph.
- In the first two and a half years of the green bin program 6,800 tons of organic material were diverted from the Riverstown Landfill. A pilot project for the industrial, commercial, and institutional businesses, mostly along the Highway 6 corridor in the County and the City of Guelph, has rescued 22 tons of edible food and diverted another 303 tons of organic waste. The project began as a no charge pilot and has evolved as a fee for use to the businesses that use the pick-up service.
- Wellington North's last leaf and yard waste pick up for the year begins November 27th.

Councillor McCabe inquired about the cost of the GOST bus to the County. Councillor O'Neill stated that the County doesn't pay for GOST, it runs on it's own. Mayor Lennox commented that the City of Owen Sound operates GOST under the same Provincial funding program that the County runs Ridewell.

Councillor McCabe asked if the cost of rural recycling, garbage and green bin service is available. Councillor O'Neill stated that it isn't broken down between urban and rural. Mayor Lennox added that there is significant savings in the long term to extend the life of the landfill. Provincially the amount of landfill is getting to a crisis point. Councillor O'Neill provided that Provincially it is under the ten-year mark. The County's landfill is good for at least thirty more years. Solid waste costs about \$9 million per year total. That includes operating the landfill, pick up of garbage, recycling, leaf and yard waste, and green bin. By mid-2025 the County expects to transition to recycling costs being covered by the producer.

.PRESENTATIONS

a. Report TR 2023-010 2024 Operating and Capital Budget

The Director of Finance prepared the 2024 Draft Budget Overview, prepared by staff, and outlined:

- Budget Process
- Budget Guidelines

- Budget Impact Items
- Growth vs. Reassessment

2024 Operating Budget review included:

- Operating Budget Summary Analysis by Segment for General Government, Protection Services, Transportation Services, Health Services, Recreation and Cultural Services, Planning and Development, and Environmental Services.
- Total levy requirement
- Tax levy transfers
- Draft Budget Modeling – 2024 Tax Implication – Base Case
- Reserves/Reserve Funds – Net Transfers (Preliminary)

2024 Capital Budget review included:

- Ministry of Municipal Affairs and Housing Report on Debt and Asset Consumption
- Infrastructure Gap – Asset Management Plan
- Capital Program – 10 Year Capital Forecast
- Draft Capital Program – 2024
- Reserves/Reserve Funds – Q3 2024 Balances

Council requested that the justification sheets be provided and stated that they would like to see an impact below 5%. Direction was given to defer items, such as the Kenilworth parking lot, to reduce the impact.

RESOLUTION: 2023-431

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report TR2023-010 2024 operating and capital budget for information.

AND THAT Council prepare to discuss and provide direction regarding the proposed budget at the special budget council meeting on November 29th, 2023.

CARRIED

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2023-432

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the November 20, 2023 Regular Meeting of Council at 7:54 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A18/23 5053745 Ontario Inc. (177 Jack's Way)
- A19/23 5053745 Ontario Inc. (181 Jack's Way)

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2023-433

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North resume the November 20, 2023 Regular Meeting of Council at 8: 18 p.m.

CARRIED

DEPUTATIONS

1. Daphne Rappard and members of the Green Team
 - Proposed Reconstruction on John Street and Fergus Street North, Mount Forest

Ms. Rappard appeared before Council representing the Green Team, to request that proposed reconstruction plans for John Street and Fergus Street North, Mount Forest, be put on hold until a thorough investigation has been completed regarding alternative methods of construction in order to preserve as many old trees as possible.

2. Victoria McHugh, Citizens Advocating for Rural Roads
 - Condition of the 4th Conc N road surface and traffic control

Ms. McHugh appeared before Council representing Citizens Advocating for Rural Roads, regarding the condition of the 4th Concession Road North, road surface and traffic control. The group requested that:

- Post the 60 Kmph signs as approved in Council Resolution 2017-103;
- Reduce the speed limit from 3rd Sideroad E. to 7th Sideroad E. on 4th Conc. N.;
- Introduce a four-way stop at the intersection of 3rd Sideroad E and 4th Conc N.;
- Widen the road as Necessary at any location not meeting the Provincial Road Width requirements;
- Pave the 4th Conc N. from Hwy 89 to the 6th Sideroad E. with partial funding provided by the three pit operators.

;ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, November 6, 2023
2. Public Meeting, November 6, 2023

RESOLUTION: 2023-434

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on November 6, 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

2a, 2b, 2e, 4a, 4b

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-435

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT all items listed under Items For Consideration on the November 20, 2023 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the Arthur Chamber of Commerce minutes of the Directors Meeting held on October 11, 2023 and the Annual General Meeting held on October 18, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Safe Communities Wellington County Leadership Table meeting held on September 20, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jamie Barnes, Junior Planner, and Jessica Rahim, Senior Planner, County of Wellington, dated November 15, 2023, regarding 204 Gordon St., Arthur, Removal of Holding (H) Provision (Seawaves Homes Ltd.)

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-031 regarding the Final Approval of the Crombie Property Holdings Limited Amending Site Plan Control Agreement.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated November 14, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report TR2023-011 RLB LLP 2023 Audit Plan Communication.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Correspondence from Karen Armstrong, Deputy CAO and Secretary-Treasurer, dated November 2, 2023, regarding 2024 Grand River Conservation Authority Draft Budget for Consultation, Report number: GM-10-23-80 regarding Budget 2024 – Draft #1, and Report number: GM-10-23-81 regarding Budget 2024 – Draft #1 – Municipal Apportionment.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2023-436

Moved: Councillor Burke

Seconded: Councillor McCabe

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 November 13, 2023, regarding Recommendation Report 440 Wellington St. E., Mount Forest, OP-2023-01 & ZBA10/23, Proposed Stacked Townhouse Development.

CARRIED

RESOLUTION: 2023-437

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North supports the proposed official plan amendment and the Township Clerk notify the County of Wellington of this position;

AND FURTHER THAT Council supports the proposed zoning by-law amendment and the final amending by-law be brought to Council for approval once the County of Wellington has rendered a decision on the Official Plan amendment.

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

CARRIED

Councillor Burke left the Council Chambers as she had previously declared a conflict of interest with the report regarding Marlanna Home Inc. and Consent Application (Severance) B82-23.

RESOLUTION: 2023-438

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report prepared by Jessica Rahim, Senior Planner, County of Wellington, dated November 15th, 2023, regarding Marlanna Homes Inc., 504-522 Newfoundland Street, Township of Wellington North (Mount Forest), Part Lot Control Exemption Application (ZBA21/23).

CARRIED

RESOLUTION: 2023-439

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-032 being a report on Consent Application (Severance) B82-23 known as Part Lot 6, n/s Durham St. & w/s Main St., Plan Town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North support consent application B82-23 as presented with the following conditions:

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

- THAT the Owner confirms location of the existing water service and sanitary sewer service on private property for 365 Durham Street W to ensure it is entirely within the retained lands;
- THAT the Owner submits a servicing plan prepared by a Professional Engineer of Ontario for Township of Wellington North review and approval;
- THAT the Owner provides a CCTV of the existing sanitary sewer service for 365 Durham Street West from Property Line out to sanitary sewer main on Durham Street. Township staff will review existing service material and condition for approval of reuse. If it is determined that the sanitary sewer service is not suitable for reuse, at the Owner's cost, a new sanitary sewer service will be installed within the municipal right-of-way;
- THAT upon the Township of Wellington North approval of the Servicing Plan and at the Owner's expense, the Owner will arrange through Environmental Services Department to have the servicing and restoration work installed by an approved contractor;

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

Councillor Burke returned to the Council Chambers

RESOLUTION: 2023-440

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-041 being a report on 2023 Fall Traffic Counts.

CARRIED

RESOLUTION: 2023-441

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-042 being a report on Concession Road 4 North;

AND THAT Council direct staff to continue to monitor traffic by completing additional traffic counts in 2024 and future years and present results in a future staff report.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- Flocking Christmas Home Tour on Saturday, November 25th with proceeds going towards the new Mount Forest Pool

Councillor Hern (Ward 3):

- Arthur BIA AGM will be held on December 13th

Councillor McCabe (Ward 4):

- Arthur Opti-Mrs. Santa Claus Parade will be held on Saturday, November 25th
- Mount Forest Lions Santa Claus Parade will be held on Friday, December 1st

BY-LAWS

- a. By-law Number 089-2023 being a Provisional Drain By-law for the construction of the George Kirkness (Asbridge) Drainage Works

RESOLUTION: 2023-442

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 089-2023 be read a Third time and enacted.

CARRIED

- b. By-law Number 105-2023 being a by-law to establish the fees and charges for water and sewer services provided by the municipality and to repeal By-law 138-2022
- c. By-law Number 106-2023 being a Procedure By-law for governing the calling, place and proceedings of meetings of Council, Committees and Local Boards and to repeal By-law No. 111-2021
- d. By-law Number 107-2023 being a by-law to establish 2025 fees and charges for recreation services provided the municipality and to repeal By-law 129-2022 effective January 1, 2025
- e. By-law Number 108-2023 being a by-law to exempt lands from Part Lot Control, Marlana Homes Inc.
- f. By-law Number 109-2023 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Seawaves Homes Inc.)

RESOLUTION: 2023-443

Moved: Councillor Hern

Seconded: Councillor Burke

THAT By-law Number 105-2023, 106-2023, 107-2023, and 109-2023 be read a First, Second and Third time and enacted.

CARRIED

Councillor Burke refrained from voting on enactment of By-law 108-2023 as she had previously declared a conflict of interest.

RESOLUTION: 2023-444

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 108-2023 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating Curling

Curling is a sport which may date back to the 1500's. Two curling stones with the dates 1511 and 1551 were located in Dunblane, Scotland when an old pond was drained. The first written reference to a contest using stones on ice is from Paisley Abbey, Renfrewshire in Feb 1541. The name curling comes from the Scots verb curl, describing the motion of the stone.

The Kilsyth Curling Club in Scotland claims to be the first formally constituted club in 1716. Still in existence today, it also claims the oldest purpose-built curling pond in the world at Colzium. The International Olympic Committee recognizes the Royal Caledonian Curling Club (1838) as developing the first official rules for the sport and Curling became an official Olympic Sport at the 1998 Nagano Olympics.

In the early years, the curling stones or rocks were simply flat-bottomed stones from rivers or fields. There were no handles, and brushes weren't used. Some had holes for a finger and thumb, much like 10-pin bowling and winning depended more on luck than skill to maneuver the rocks. Frozen rivers were used prior to groomed ice.

Curling has been in Mount Forest since 1880. The first curling club was the Ellis Rink on Elgin St., and it had natural ice. Over the years there have been several other venues however the current one is located at 144 Egremont St. and has been there since 1965. Constructed by H. Bye Construction for a cost of \$60,000, it has an innovative suspended ice surface. Mount Forest tombstone maker John Nicol created the plaque from Barre Vermont granite for the entranceway. This past year the club was successful in obtaining a \$146,000 trillium grant and have installed a new ice making system.

Curling in Arthur first began about 1910 on a private rink on Frederick Street near the present site of the home of Maurice Douglass. Curlers used wooden rocks as opposed to present-day granite rocks. In about 1937 curling was done on ice made beside the hockey surface on natural ice. Each player owned his own stones which were all the same weight although the styles and shapes differed. Construction of the new building began in October 1976. Since 1978, the Arthur Curling Club has been located on the corner of Domville Street and Tucker Street and like Mount Forest, the club is operated by a group of volunteers.

Submitted by Councillor Penny Renken, Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2023-445

Moved: Councillor Burke

Seconded: Councillor Hern

THAT By-law Number 110-23 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 November 20, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

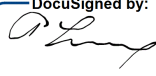
RESOLUTION: 2023-446

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Regular Council meeting of November 20, 2023 be adjourned at 9:34 p.m.

CARRIED

DocuSigned by:

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MAYOR

DocuSigned by:
Karren Wallace
F66A115C71324C9...
CLERK