

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – JANUARY 29, 2024 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/89429961169>

Or join by phone:

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

Webinar ID: 894 2996 1169

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CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the January 29, 2024 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:

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

Recommendation:

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

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

1. REPORTS

- OLT Decision Red Maple Land Company Inc. Minor Variance

2. REVIEW OF CLOSED SESSION MINUTES

- January 15, 2024

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 OLT Decision Red Maple Land Company Inc. Minor Variance;
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 January 15, 2024 Council Meeting.

O’CANADA

COUNTY COUNCIL UPDATE

Campbell Cork, Ward 3 County Councillor

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North recess the January 29, 2024 Regular Meeting of Council at : p.m. for the purpose of holding meetings under the Planning Act.

PUBLIC MEETING

- Gwen and Donald Cormack, Zoning By-law Amendment

RESUME REGULAR MEETING OF COUNCIL

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North resume the January 29, 2024 Regular Meeting of Council at : p.m.

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, January 15, 2024 001

Recommendation:
THAT the minutes of the Regular Meeting of Council held on January 15, 2024 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

- 1. MINUTES
 - a. Mount Forest Business Improvement Association Meeting January 9, 2024 013

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Association Meeting held on January 9, 2024.

- b. Mount Forest District Chamber of Commerce Board Meeting December 12, 2023 016

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest District Chamber of Commerce Board Meeting December 12, 2023.

- c. Wellington North Growth Management Action Plan Project Advisory Committee Meeting #1, January 16, 2024 019

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Growth Management Action Plan Project Advisory Committee Meeting #1 held on January 16, 2024.

- d. Safe Communities Wellington County Leadership Table Meeting November 15, 2023 021

Recommendation:

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 November 15, 2023.

- e. Saugeen Valley Conservation Authority Board of Directors Meeting, November 30, 2023 024

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority Board of Directors Meeting held on November 30, 2023.

2. PLANNING

- a. Report DEV 2024-005 Consent Application B101-23, Mapleton Pork Ltd. c/o Rik Altena 033

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-005 Consent Application B101-23, Mapleton Pork Ltd. c/o Rik Altena.

AND THAT Council support consent application B101-23 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 \$250.00 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 the barn on the retained parcel, labeled as "Barn (T.B.R)" in the application, be demolished and the site left in a graded level condition to the satisfaction of the Township;
- THAT the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington;

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

- b. Report DEV 2024-006 Notice of Decision Received for Consent Applications B82-23 & B90-23 039

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-006 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B82-23, Joseph Robert, Part Park Lot 6, n/s Durham St. & w/s Main St., Plan Town of Mount Forest known as 365 Durham Street West (Severance);
- B90-23, Alette Holsteins Ltd., Part Lot 6, Concession 5 (Arthur Township) known as 7572 Sideroad 3 East (Severance)

- c. Ontario Land Tribunal Decision, January 19, 2024, Case No: OLT-23-000640, Red Maple Land Company Inc., Minor Variance 049

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Ontario Land Tribunal Decision, dated January 19, 2024, for Case No: OLT-23-000640, Red Maple Land Company Inc., Minor Variance

3. FINANCE

- a. Vendor Cheque Register Report, January 22, 2024 065

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated January 22, 2024.

4. FACILITIES

- a. Report FAC 2024-022 Awarding of the replacement Ice Resurfer in Arthur 068

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report FAC 2024-002 being a report on the award of an Ice Resurfer;

AND THAT Council waive the requirement for a competitive process as detailed within the Township’s purchasing and procurement policy;

AND FURTHER THAT Council award the supply of the new ice Resurfer to Resurface Corporation at a cost of \$104,975.00 plus applicable taxes;

AND FURTHER THAT the Council of the Township of Wellington North authorize the Manager of Recreation Services, or their designate, sign any necessary agreements in order to make this purchase.

5. ADMINISTRATION

- a. Report CLK 2024-002 Cemetery Full Cost Recovery Review 070

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-002 Cemetery full cost recovery.

- b. Report CLK 2024-004 Award of George Kirkness Municipal Drain 075

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-004 Award of George Kirkness Municipal Drain;

AND FURTHER THAT Council award the project to Robinson Farm Drainage Limited at a project cost of \$340,546.00 excluding applicable taxes;

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

6. COUNCIL

- a. Maitland Valley Conservation Authority correspondence dated January 16, 2024 regarding 2024 Draft Work Plan and Budget 081

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Maitland Valley Conservation Authority correspondence dated January 16, 2024 regarding 2024 Draft Work Plan and Budget.

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 January 29, 2024 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 005-2024 being a by-law to amend restrictive covenants (455 Dublin Street, Mount Forest) 092

Recommendation:

THAT By-law Number 005-2024 be read and enacted.

CONFIRMING BY-LAW

097

Recommendation:

THAT By-law Number 006-2024 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 January 29, 2024 be read and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of January 29, 2024 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS

Mount Forest Aquatics Ad-Hoc Advisory Committee Meeting, Meeting Room Mount Forest Sports Complex	Tuesday, January 30, 2024	7:00 p.m.
Economic Development Council of Ontario, Toronto	February 6 – 8, 2024	
Regular Council Meeting	Monday, February 12, 2024	2:00 p.m.
Mount Forest BIA Directors Meeting, Meeting Room Mount Forest Sports Complex	Tuesday, February 13, 2024	8:00 a.m.
Mount Forest Chamber of Commerce Directors Meeting, Chamber Office	Tuesday, February 13, 2024	4:30 p.m.
Arthur Chamber of Commerce Directors Meeting, Chamber Office	Wednesday, February 14, 2024	5:00 p.m.
Mount Forest BIA Winter Family Fun Fest, Downtown Mount Forest	Saturday, February 17, 2024	12:00 p.m. to 5:00 p.m.
Growth Management Advisory Committee Meeting #2, Via Zoom	Tuesday, February 20, 2024	7:00 p.m.
Regular Council Meeting	Monday, February 26, 2024	7:00 p.m.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – JANUARY 15, 2024 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
<https://www.youtube.com/watch?v=37VOqTqxiWw>**

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
Director of Finance:	Jerry Idialu
Human Resources Manager:	Amy Tollefson
Manager Community & Economic Development:	Mandy Jones
Community Recreation Coordinator:	Tasha Grafos
Economic Development Officer:	Dale Small
Senior Project Manager:	Tammy Stevenson
Manager Environment & Development Services:	Corey Schmidt
Recreation Service Manager:	Tom Bowden
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: 2024-001

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda and the Supplementary Agenda for the January 15, 2024 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. Report DEV 2024-002, Consent Application B92-23, David Fletcher
- c. Report DEV 2024-003, Consent Application B93-23, Leroy Shantz

As her employer prepared appendices for the applications.

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;

RESOLUTION: 2024-002

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:31 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;

CARRIED

1. REPORTS

- CAO 2024-001 Shared Fire Management Services Agreement 2024 - 2034

2. REVIEW OF CLOSED SESSION MINUTES

- December 11, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-003

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 2:12 p.m.

CARRIED

RESOLUTION: 2024-004

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-001 Shared Fire Management Services Agreement 2024 – 2034.

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-005

Moved: Councillor Burke

Seconded: Councillor Renken

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

CARRIED

O'CANADA

PRESENTATIONS

1. Andrew Coburn, Coburn Insurance Brokers Ltd., Broker of Record
Colin Smith, Intact Public Entities, Regional Manager
Angie Hunt, Coburn Insurance Brokers Ltd., Commercial Lines Account Manager
 - 2024 Township Insurance

Mr. Coburn provided a review of the state of the insurance industry; an update on municipal property insurance, municipal casualty insurance and cyber insurance; a review of the Township's municipal insurance program; the Intact Public Entity proposal; and a year over year comparison.

RESOLUTION: 2024-006

Moved: Councillor McCabe

Seconded: Councillor Burke

That the Council of the Township of Wellington North accept the proposed insurance coverage for the Township of Wellington North for the insurance renewal year beginning January 31, 2024 as applicable to the policies.

CARRIED

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-007

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the January 15, 2023 Regular Meeting of Council at 2:29 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A20/23, John Klassen (7820 Wellington Road 109)
- A21/23, Pinestone Construction (243 & 245 Schmidt Drive)

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-008

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the January 15, 2024 Regular Meeting of Council at 2:39 p.m.

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No questions on agenda items were tabled.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, December 11, 2023

RESOLUTION: 2024-009

Moved: Councillor Burke

Seconded: Councillor McCabe

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

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1b, 2a, 2b, 2c, 2e, 4b, 4c, 6a, 7a, 7b, 7c

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-010

Moved: Councillor Renken

Seconded: Councillor Burke

THAT all items listed under Items For Consideration on the January 15, 2024 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area Association Meeting held on December 12, 2023 and the Annual General Meeting held on November 15, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-004 Consent Application B100-23, Gwen & Donald Cormack.

AND THAT Council support consent application B100-23 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 \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;
- THAT the retained lands be rezoned to permit the Agricultural Commercial Use to the satisfaction of the local municipality and the County of Wellington;

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.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-001 being the Building Permit Review for the month of December 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-002 Saugeen Connects 2023 Year in Review.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated January 8, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive for information the Guelph Wellington Crime Stoppers Winter 2023/24 Newsletter.

THAT the Council of the Corporation of the Township of Wellington North receive for information the correspondence dated December 15, 2023 from Saugeen Conservation, notice from Ministry of Natural Resources and Forestry Regarding Fee Changes Associated with Planning, Development and Permitting Fees.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority correspondence dated December 22, 2023 regarding 2024 Grand River Conservation Authority Municipal Apportionment and Budget Vote Meetings, and Report Number GM-10-23-80 dated October 27, 2023 regarding Budget 2024 – Draft #1.

THAT the Council of the Corporation of the Township of Wellington North receive the AMO Social and Economic Prosperity Review; and

WHEREAS current provincial-municipal fiscal arrangements are undermining Ontario's economic prosperity and quality of life;

WHEREAS nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year;

WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation;

WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure;

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises;

WHEREAS inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity;

WHEREAS property taxpayers – including people on fixed incomes and small businesses – can't afford to subsidize income re-distribution programs for those most in need;

WHEREAS the province can, and should, invest more in the prosperity of communities;

WHEREAS municipalities and the provincial government have a strong history of collaboration;

THEREFORE, BE IT RESOLVED THAT the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-011

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Association Annual General Meeting held on December 13, 2023.

CARRIED

RESOLUTION: 2024-012

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-001 Consent Application B91-23, Derrick & Lynne Weber.

AND THAT Council support consent application B91-23 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 \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

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

CARRIED

Councillor Burke left the Council Chambers as she had previously declared a pecuniary interest with Report DEV2024-002 and DEV2024-003.

RESOLUTION: 2024-013

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-002 Consent Application B92-23, David Fletcher.

AND THAT Council support consent application B92-23 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 \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

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

CARRIED

RESOLUTION: 2024-014

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-003 Consent Application B93-23, Leroy Shantz.

AND THAT Council support consent application B93-23 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 \$250.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a

\$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

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

CARRIED

Councillor Burke returned to the Council Chambers.

RESOLUTION: 2024-015

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-002 being a report on Cachet Developments (Arthur) Inc. Amending Agreement – Lot 90;

AND THAT Council designate Lot 90, Plan 61M248 (273 Dingman St) as a Class 4 Acoustic Area;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to enter into the amending agreement in the form, or substantially the same form as the draft Agreement, with Cachet Developments (Arthur) Inc.

CARRIED

RESOLUTION: 2024-016

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-002 additional waste collection in downtown areas;

AND THAT Council authorize the Mayor and Clerk to sign a by-law to enter into an agreement with the County of Wellington to provide weekly waste collection in the Arthur and Mount Forest downtown areas;

AND FURTHER THAT Council support the recommendation that the cost for this additional service be included in the 2024 operational budget with the opportunity for both BIA's to budget for this service in 2025.

CARRIED

RESOLUTION: 2024-017

Moved: Councillor Renken

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-003 Business Improvement Association Update;

AND THAT Council approve the 2024 workplan, budget and tax levy of \$361.45 per property as presented and approved at the Nov. 15th, 2023, MF BIA Annual General Meeting,

AND FURTHER THAT Council approve the 2024 workplan, budget and tax levy of \$350.00 per property as presented and approved at the Dec 13th, 2023, Arthur BIA Annual General Meeting,

AND FURTHER THAT Council approve the following 2024 Directors for the Mount Forest BIA. Andrew Coburn, Dwight Benson, Jessica McFarlane, Maggie Schram, Kayla Morton, Amanda Boylan, Rachael Whetham, Allison Litt and Bill Nelson.

AND FURTHER THAT Council approve the following 2024 Directors for the Arthur BIA. Angela Alaimo, Gord Blyth, Jim Coffey, Paula Coffey, Money Dadwin, Sheila Faulkner, Tom Gorecki and Mitch Keirstead.

CARRIED

RESOLUTION: 2024-018

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report FAC 2024-001 being a report on the Mount Forest Agricultural grounds usage after March 31, 2024;

AND THAT Council of the Township of Wellington North approve the proposed use of these lands as additional storage for Township use or for rental by the public;

AND FURTHER THAT Council direct staff to review this location as part of any future discussions related to additional recreational facilities required in the future.

CARRIED

RESOLUTION: 2024-019

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-002 Southgate Recreation Agreement;

AND THAT the Council of the Corporation of the Township of Wellington North approve the draft agreement as outlined;

AND FURTHER THAT staff be directed to forward the draft agreement to the Township of Southgate for Council consideration;

AND FURTHER THAT if approved by Southgate, staff be directed to bring forward a by-law at a future meeting of Council;

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

CARRIED

Council directed staff to include a clause in the agreement to consider the impact of inflation at the time of renegotiation.

RESOLUTION: 2024-020

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-001 Crossing Guard Safety.

CARRIED

RESOLUTION: 2024-021

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-003 Clerk's 2023 Year End Review.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- The Wellington North Fire Service Awards Evening was well attended on Saturday and provided an opportunity to connect with the Fire Service and see the long-term service awards presented.

Councillor Hern (Ward 3):

- Thanked Tom Gorecki for his contribution as Chair of the Arthur Chamber of Commerce and Treasurer of the Arthur Business Improvement Association.

Councillor McCabe (Ward 4):

- Saugeen Valley Conservation Authority Annual General Meeting will be held on Friday, January 19th.
- Rural Ontario Municipal Association Conference begins this weekend and is going on until Tuesday morning. He will be presenting a session on managing risk and liability.

Mayor Lennox:

- An Official Grand Opening for Topsy Fox in Arthur will be held Saturday, January 20th.
- A Grand Opening for Sandwich Club in Arthur was held before Christmas.
- AMO staff presented the resolution that was part of the Items for Consideration at a meeting with the Western Wardens on January 12th to request a review of who pays for what. The last review was in 2007. There will be a joint delegation at ROMA with Mapleton and Minto to talk about some of these issues.

BY-LAWS

- a. By-law Number 001-2024 being a by-law to authorize the execution of a License Agreement between the Corporation of the City of Guelph and the Corporation of the Township of Wellington North (Arthur Fire Hall)
- b. By-law Number 002-2024 being a by-law to amend By-law 083-2022 being a by-law to enter into a Subdivision Agreement with Cachet Developments (Arthur) Inc.
- c. By-law Number 003-2024 being a by-law to authorize the execution of Connecting Links Program Contribution Agreement with His Majesty the King in right of Ontario (as represented by the Minister of Transportation) and The Corporation of the Township of Wellington North for Smith Street Arthur

RESOLUTION: 2024-022

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 001-2024, 002-2024 and 003-2024 be read and enacted.

CARRIED

CULTURAL MOMENT

- Celebrating Olive (Palmer) Diefenbaker

Thinking back, has there ever been a teacher in your life who has left a profound influence on you as an adult?

Such was the case of a teacher, Olive Palmer. Olive was born in Roland, Manitoba in 1902. Her father, Charles Freeman was a Baptist Minister and Olive first met a young John Diefenbaker in Saskatoon at the church where her father was preaching. He was studying Law at the University of Saskatchewan. Shortly after, Olive's family moved to Ontario for the ministry.

She attended McMaster University and Teacher's College majoring in French and in 1933, began teaching in Guelph where she met Harry Palmer, a lawyer, her first husband. He died suddenly in 1936 leaving Olive and a daughter Caroline. Olive went back to teaching and was given a job at Arthur District High School where she taught until 1940 when she moved to Owen Sound to begin a new career as the director of child guidance for The Ontario Department of Education.

She reunited with John Diefenbaker in 1951 and they were married in 1953 in Toronto. Olive revisited Arthur with her husband John Diefenbaker in 1962 and throughout his time as Prime Minister of Canada 1957-1963, was an asset to his campaign team for her ability to remember names, her charm and being able to speak fluent French. Olive Diefenbaker died in 1976 in Ottawa as a former wife of our 13th Prime Minister but in Arthur for many former students, she was Mrs. Palmer.

Submitted by Bonny McDougall, Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2024-023

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT By-law Number 004-2024 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 January 15, 2024 be read and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-024

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Regular Council meeting of January 15, 2024 be adjourned at 3:39 p.m.

CARRIED

MAYOR

CLERK



MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES January 9th, 2024 @ 8:00 AM

Meeting Room Mount Forest Arena

CALLING TO ORDER – Andrew Coburn; Chair Mount Forest BIA

PRESENT ATTENDEES

Members: Dwight Benson, Kailyn Cudney, Dale Small, Andrew Coburn, Bill Nelson, Maggie Schram, Jessica McFarlane, Rachel Whetham, Allison Litt, Amanda Boylan, Kayla Morton, Sherry Burke

Staff:

Community Members:

ABSENT ATTENDEES

Allison Litt

WELCOME AND INTRODUCTIONS

Andrew

REVIEW AND ADOPTION OF THE AGENDA

Andrew

Dwight motions to adopt the agenda, Jessica seconds. Motion carried.

ITEMS FOR DISCUSSION

1. Downtown Wifi Signs

Maggie

- No update other than the logo has been sent off to Allison's contact, Victoria
- Tabled for next meeting

- 2. Garbage Can Replacement - New Design** **Bill**
- Waiting for new pricing, pricing was changing effective Jan 1
 - 10 garbage cans have been removed due to abuse, Bill is waiting to confirm how many garbage cans we should be quoting
 - Tabled for next meeting
- 3. Weekly Garbage Pick Up - Main St** **Bill/Dale**
- Report goes to council on Monday
 - \$10,000 cost to do both towns, Arthur and Mount Forest
 - Recommendation to council is for the township to pick up the cost in 2024, and potential for the BIA to pick up the cost in 2025 - BIA may have to consider a tax levy increase in 2025
 - When pick up is removed, communication will have to be sent out - pick up would be 6am on Thursday
 - Dale to reach out to Andrew once recommendation approved
- 4. Banners** **Dwight**
- Dwight suggested 2 designs - one says Welcome, and the second has the Water Tower with High Healthy Happy - potentially a dual sided banner with one design consistent on one side, and the other design on the flip side - depending on cost
 - The motion passed at the December meeting for a cost up to \$500 for designs has not been spent as of now
 - Dwight had reached out to the new business, Customs, located in Mount Forest but hasn't followed up with them yet
- 5. Snowflakes** **Dwight**
- Dwight to inquire about getting the snowflakes re-roped
 - Previous quote was for 8 units, we would be looking for 12-14 potentially
- 6. BIA 2024 Events** **Maggie**
- February 17th first event
 - Patriots will be running the hockey rink
 - Have talked to Norm from Reeves to build a snow toboggan hill in the BMO parking lot - concerns about liability
 - Could do a snowman building contest instead
 - Plan to close King St W for a vendor market, etc
 - Looking to sponsor a skate on February 3rd and we can be there to promote the event - would be \$150
 - Contribution to fireworks festival would be \$2000 leaves us \$5500
 - Quote from Top Shot for inflatable hockey rink is \$1356
 - Andrew suggested to have timeslots U8, U9, etc
 - Potential to get sponsorships from businesses, township, etc
 - Maggie to send the road closure request - request to close King St E from Main to Elgin
 - To charge a vendor fee to the markets \$50

- Send email blast to business owners requesting a donation of a \$5 gift certificate to use towards the winners basket for the scavenger hunt
- Dwight motioned to pass a budget of \$2000 for the Family Winter Fun Fest, Bill seconded. Motion carried.

7. Socials / Q1 Newsletter

Kailyn

- Q1 approved
- Add social post for the BIA sponsored public skate on Feb 3

8. Light Post Bulbs

Dwight

- Looking to switch to an LED bulb, cost for usage would drop from 200 to roughly 50 watts
- Dwight suggests partnering this with the down since it would be a cost savings to them as well
- Dwight reached out to a company who would replace the lights
- Dwight to connect with Wellington North Power to discuss

NEW BUSINESS

- Quarterly brunch or social gathering - Dwight
 - Suggesting that the BIA committee meet quarterly or semi-annually just to have a fellowship and connect
 - Add potential March date discussion to February's meeting

1. NEXT MEETING

February 13th 2024 in the Lower Leisure Room @ Mount Forest Arena

ADJOURNMENT

Meeting adjourned by Andrew.

Mount Forest District Chamber of Commerce**Board Meeting Minutes**December 12th, 2023**I. Call to Order**

Sharon Wenger called to order the regular meeting of the Mount Forest Chamber of Commerce Board of Directors at 4:03 pm on December 12th, at the Topsy Fox Restaurant.

II. Roll Call

Members in attendance to the meeting were:

- Sharon Wenger President
- Mel Robinson Director
- Chris Holden Director
- Joe Wettlaufer Director
- Shawn McLeod Past President
- Stacey Stevenson Office Administrator
- Dale Small Economic Development Office

III. Economic Development Report – Dale Small

See attached report.

See attached EDO report.

IV. Council Notes – Lisa Hern (Absent)

Not present

V. Approval of Minutes for November 2023

Will be approved in the January meeting.

VI. Treasurer's Report/Monthly Cheque Log Review and Approval

MOTION to Approve – Mel Robinson

2nd BY – Shawn McLeod

All in favour

MOTION to add Stacey onto the Authorized Signor list. – Mel Robinson

2nd BY- Chris Holden

All in favour

MOTION to transfer \$40,000 from the Savings account to the Chequing account to pay for the CEBA loan and assist the Chamber bills – Sharon Wenger

2nd BY – Shawn McLeod

All in favour

VII. Open Issues

a) **Office Operations - Sharon**

One of the Chamber's residential tenants is unwell and currently be in the hospital for weeks. They are expected home on December 12th but they would like to add the son to the lease agreement. This is so they can continue living there if he does take a turn for the worse. Sharon proposes that they would need to complete a new rental agreement just so we have all of our bases covered. The River is also due to receive a new lease agreement. Discussions were had on to create a new 5 year lease agreement with a built in increase to the rent. Sharon is going to work on this.

b) **Social Media Update – Stacey**

Social media is completely geared around the holiday events and giveaways. We have already had some issues with our Chamber Facebook account being cloned and sending out spam links. Stacey suggested that we come up with a new holiday giveaway for 2024.

c) **Mount Forest Fireworks Festival Update – Sharon**

The Fireworks Festival took a financial hit last year due to the rainy weather. The committee is already working on cutting back on some expenses such as a cheaper fence barricade and getting potential sponsors for the bigger expenses.

The idea to put a Fireworks Festival logo on the service club sign was brought up and will require quotes.

MOTION to approve the 2024 Fireworks Festival budget –Sharon

2nd BY – Mel Robinson

All in Favour

d) **The Wellington North Guide – Stacey**

The Township would like to know what our sales from 2021 were and Stacey is to pull all of that information to include and potentially from the 2019 WN Guide. There will be a meeting with both Chambers and the Township again.

VIII. New Business

a) **Business After 5:00**

Stacey is working with The Personal Empowerment Studio to come up with a Business After 5:00 or training seminar. The Studio is eager to work with Chamber and their members on sharing resources and wellness information.

b) **Community Banner**

Stacey would like to create an annual pop up banner to showcase our Community Sponsors. This is something that can easily be done every year and would also give the Chamber a bit of money in return. This banner is used at every event that the Chamber attends, every Wightman show recorded and so on.

MOTION to Approve the banner and charge \$100 per logo space – Sharon

2nd BY – Chris Holden

All in Favour

Adjournment

Meeting adjourned at 5:56 pm, December 12th, 2023

The next meeting will be January 9th at 4:30 in the Chamber board room.

EDO REPORT – December 12th - Director’s Meeting

Growth Management Plan Watson & Associates have been contracted to lead our Growth Management Project which was launched on Dec 6th. Darren Jones and I are co-team leads and members of our Project Advisory Committee are:

Mayor Andy Lennox	Jim Coffey	Colleen Fleet
Councilor Sherry Burke	Scott Hartle	Brent Hurd
Councilor Lisa Hern	Erin Kiers	James McCabe
Councilor Steve McCabe	Timothy McIntosh	David Medeiros
Councilor Penny Renken	Jeanean Mousseau	Alan Rawlins
Wellington County, Aldo Salis	Trina Reid	Marty Young

2024 Strategic Plan & Implementation workplan have both now been approved by council. A copy is provided to the Chamber.

BIA Items for your information:

- 2024 BIA Board of Directors includes Andrew Coburn, Kayla Morton, Dwight Benson, Bill Nelson, Jessica McFarlane, Maggie Schram, Amanda Boylan, Rachael Whetham, Allison Litt and Councilor Burke. BIA administrator is Kailyn Gerber.
- Municipal Projects in support of the BIA:
 - Signage to draw attention to downtown wifi.
 - King & Main curb extension & pedestrian crossover, (+\$255,000, 2025 capital project)
 - weekly garbage pickup in our urban downtown areas. Annual cost of \$12,480.

Dublin Street Future Development: When the Township sold 455 Dublin Street to Sharon Farms, they were in the process of opening a new long term care home. A condition of sale was that a medical facility would be developed to incorporate both 455 and 465 Dublin Street properties. Recently staff met with the owners and reviewed current plans:

- 21,614 sq. ft. main floor with 16,684 sq. ft. leasable space for medical facility
- 64 total apartments over the 2nd and 3rd floors
 - 36 Bachelor Units, 14 two-bedroom units, 12 one-bedroom, & 2 three-bedroom units

This design incorporates the required medical facility, which will be a welcome addition to the existing medical facilities already located in this area. The construction of an additional 64, more “affordable” type of residential units is also a welcome benefit. The expectation is construction will commence no later than May 2027 and be completed by May 2028.

Staffing Update: Excited about the creation of our Community & Economic Development team:

- Mandy Jones returns in January 2024 and will be the Manager of this team.
- Have hired a new EDO which will be announced before the end of year with a Jan/Feb start.
- Tasha Grafos is on a contract position as Community Recreation Coordinator.
- Interviewing for Community Development Coordinator position, with a Jan/Feb start.



**Minutes : Township of Wellington North Growth Management Action Plan
Project Advisory Committee Meeting # 1
Tuesday January 16th, 2024 @ 7:00pm**

Location: Virtual via Zoom link

Advisory Committee Attendees:

Mayor Andy Lennox	Jim Coffey	Colleen Fleet
Councilor Sherry Burke	Brent Hurd	Erin Kiers
Councilor Lisa Hern	Timothy McIntosh	James McCabe
Councilor Steve McCabe	David Medeiros	Jeannean Mousseau
Councilor Penny Renken	Alan Rawlins	Trina Reid
Wellington County, Aldo Salis		

Advisory Committee Absent:

Scott Hartle	Marty Young
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Consultant & Staff Support:

Darren Jones Co-team lead & Chief Building Official	Brooke Lambert WN Chief Administrative Officer
Dale Small Co-team lead & Economic Dev. Officer	Tammy Pringle WN Development Clerk
Mandy Jones WN Manager Community & Economic Dev.	Curtis Marshall Wellington County Planning
Jamie Cook Watson & Associates	Brad Post Watson & Associates
Matt Alexander WSP	

MINUTES

Topic
<p>Welcome & Introductions & Strategic Plan discussions:</p> <ul style="list-style-type: none"> • Darren Jones, Chief Building Official and Co-team lead, opened the meeting at 7:00pm and provided an overview of the agenda & meeting objectives. • Upon conclusion of his remarks the committee were asked to provide self-introductions. • A copy of the recently completed Wellington North Strategic Plan had been included in the agenda package and Brooke Lambert, CAO Township of Wellington North, provided a brief overview of the plan and path forward. A question related to Recreation programs and plans was asked and responded to. Committee members were encouraged to reach out directly to Brooke with any additional questions or comments. • Mayor Lennox then welcomed everyone on the Advisory Committee and thanked them for volunteering to participate and support the Township with this very important Growth Management Project. He talked about the critical role the committee will play in helping us Develop our Vision for Growth and then taking this

vision and using it to help us complete a service impact analysis. He also shared a story relating this to a “Growing Family” situation and commenting on the original Growth Plan that was completed in 2018 and referring to this project as Growth Plan 2.0

- Mayor Lennox also stressed the importance of communication, education, and outreach and that we need input from everyone in our community and that the intent of the Advisory Committee is to help ensure this takes place.

Watson & Associates

- At the conclusion of the Mayors welcome Jamie Cook from **Watson & Associates** provided the committee with an overview of the Consulting team that would be supporting this project. He touched on the partnership of Watson & WSP and that Watson as the lead on this project has a successful track record in conducting these studies. He also mentioned the work done on the recently completed Wellington County Municipal Comprehensive Review process which included a Growth Analysis and Urban Land Needs Assessment for Wellington County. Watson know our community very well and have been able to hit the ground running: Other parts of the discussion included:
 - Purpose and Objective of the Growth Management Project
 - Develop a long-term vision for growth and development for the Township to guide local growth management decision-making.
 - Describe the type of growth the community wants and where that growth should occur.
 - Implement the County’s growth forecasts and policy directions through a local lens.
 - Prepare a high-level assessment of the growth impacts from a services/infrastructure perspective.
 - Suggest areas where the Township may need to explore further review/study.
- Questions related to Federal Housing Funding Programs, Development Lands and Density were raised by committee members and discussed by the Project team. Upon conclusion the following Advisory Committee Meeting schedule & topics was also reviewed, and committee members were asked to ensure these dates are noted in their calendars/schedules:
 1. **AC Meeting #1: Introduction – Jan. 16 (virtual)**
 - Project Goals, Objectives, Approach
 2. **AC Meeting #2: Background Study – Feb. 20 (virtual)**
 - How have we Grown?
 - Discussing the Provincial and County Growth Policy Context from a local perspective
 3. **AC Meeting #3: Developing a Vision – March 19 (in-person)**
 - Identify principles and priorities for guiding growth.
 4. **AC Meeting #4: Selecting the Preferred Vision – April 30 (virtual)**
 - Selected principles and priorities for growth
 5. **AC Meeting #5: Growth Mgt. Recommendations Review – June 11 (in-person)**
 - Strategic directions for Growth

WSP

- As we were nearing completion of the meeting Matt Alexander from WSP gave a high-level overview of the Stakeholder Engagement Plan. Stakeholder Engagement Plan (SEP) will be developed following the project launch. The purpose of the Stakeholder Engagement Plan is to identify all key stakeholders for this project and develop an agreed-upon approach with the Township in engaging with stakeholders. The SEP delineates the approach to develop a well-balanced engagement process to encourage idea sharing, pursue diversity, respect differences, and inspire dialogue.

After some discussion the meeting was adjourned by Chair Darren at 8:10pm

Safe Communities Wellington County Leadership Table Meeting

Teviotdale OPP Detachment
9:30 a.m., November 15, 2023

In Attendance

Ron Smith, Wellington County OPP
Angelle Eybel, Minto Safe Communities
Earl Campbell, Wellington County
Gianni Accettola, Groves Hospital and North Wellington Hospitals
Wendy Bieman, Guelph Wellington Paramedic Service
Alexandra Fournier, WDG Public Health
Sara Bailey, Puslinch Council & Safe Communities Committee
Sarah Bowers-Peter, Crime Stoppers Guelph Wellington
Chris Fraresso, Guelph/Eramosa Township
Lisa MacDonald, Centre Wellington
Marlene Ottens, Mapleton Township Council
Cathy Sweeney, County of Wellington Emergency Management
Callise Loos, Wellington North & Minto Fire Departments
Helen Edwards, SCE – Township of Mapleton
Don Senek, Minto Safe Communities Committee
Darren Hale, UGDSB – Principal Palmerston Public School
Sarrah Beemer, Upper Grand DSB Equity & Inclusion Lead
Karren Wallace, Wellington North
Christine Veit, Safe Communities Wellington County

Call to Order – Angelle Eybel called the meeting to order at 9:30 am.

II. Approval of Minutes – September 20, 2023- It was Moved by Marlene Ottens Seconded by Sara Bailed that the minutes of the meeting held September 20, 2023 be approved. **CARRIED**

III. Co-Chair Election – 1 Position Available

- I. Co-Chair Moved further down the agenda to accommodate nominee.
- II. Two nominees – Lisa MacDonald & Sara Bailey
- III. Sara Bailey voted into the position of Co-Chair for a two year term.

IV. Strategies and Action 2024 – Deadline, November 30, 2024

- I. Action Groups to submit their Action Plans to the Coordinator by November 30
- II. Complete your own plan or utilize the google forms Action Plan and submit.
- III. If anyone requires additional information, for example, statistics, contact Coordinator.

V. New Dates & Events (Please Place them into your calendar)

- I. **Festive Ride Campaign – November 16, 2023 – January 1, 2024**
- II. **Leadership Table Meeting Dates for 2024:**

- January 17, 2024 @ 9:30 am - Aboyne OPP Detachment
- March 20, 2024 @ 9:30 am – Groves Memorial Hospital
- May 15, 2024 @ 9:30 am - Aboyne OPP Detachment

- June 19, 2024 @ 9:30 am - Wellington County Museum & Archives
- September 18, 2024 @ 9:30 am - Wellington County Museum & Archives
- November 20, 2024 @ 9:30 am - Wellington County Museum & Archives

III. Reports for Safe Communities Groups and Action Groups

- (1) Motor Vehicle Collision Action Group
 - (i) Radio ads will run on The Grand 101.1 and The River in Mount Forest
 - (ii) Working on 2024 Action Plan
- (2) Falls Action Group
 - (i) Seniors health and wellness fair
 - (ii) Creating 225 Falls Safety kits to distribute
 - (iii) September ran an “Ask the Expert” panel
 - (iv) Created Falls Prevention Kits that will help OT’s show patients mobility aids and how to use them.
- (3) Puslinch Safe Communities Group
 - (i) Putting together the 2024 Action Plan
 - (ii) November 16 Crime Stoppers will be running a 555 Workshop @ Aberfoyle Public School
- (4) Centre Wellington
 - (i) The Strategic Plan has a focus on Safety
 - (ii) Council is in the process of approving cannabis stores in Centre Wellington
 - (iii) Wellington North created Opt in Clauses
 - (iv) Paramedics have received more calls for service regarding edibles since the legalization of cannabis
- (5) Minto Safe Communities
 - (i) Deputy Mayor will start coming to meetings.
 - (ii) Anti Fraud Presentation, Harriston – 85 in attendance – Thank you Wellington County OPP
- (6) Mapleton Safe Communities
 - (i) 3 people on Safe Communities Group
 - (ii) Safe ticketing campaign for Water Safety went well during the fishing derby
 1. 50 tickets were given out and 22 were redeemed.
 - (iii) No officer currently on the Safe Communities Group
 - (iv) GRCA are willing to partner to hand out tickets next summer
 - (v) Would Marine officers be available?
- (7) Guelph Eramosa Safe Communities
 - (i) Safety with Santa – December 9, 2024
 1. Fire, OPP, East Wellington Community Services, Guelph Wellington Paramedic Service and Emergency Management
 2. This summer interested in positive ticketing at Rockwood Conservation
 3. Snow Angels – 10 to 15 properties with approximately 10 volunteers
- (8) Emergency Management
 - (i) Completed Emergency Management Plans for the remainder of the County
 - (ii) EM office is moving from the museum to the City of Guelph in the former Wellington Catholic Board Office

(9) Crime Stoppers

- (i) Received two international awards – Tivoli Films & The Grand 101.1
- (ii) 555 & HT Presentation very popular – Important to spread the word
- (iii) Hate Presentation cancelled – number of registrants were low
 - 1. Confirming a Hate presentation at Wellington Heights

(10) Guelph Wellington Paramedic Service

- (i) 911 admin – Down Deputy Chief and three Commanders
- (ii) Community Paramedicine added a new supervisor
- (iii) Referrals are up 27 %
- (iv) Attending Safety with Santa in Rockwood

(11) Wellington North

- (i) \$25, 000 Grant
 - 1. Purchasing 10 IPADS. Having presentation focussing on Older Adults, Fraud, etc.

(12) Wellington Health Care Alliance

- (i) Respiratory Season is early
 - 1. Staffing shortages – ER Closed down at Louise Marchall
 - 2. At 110 to 120 percent capacity
 - 3. Mask wearing in effect in clinical areas

IV. Thoughts from the floor

- (1) Farm Safety Day – Christine to contact Lisa from OFA

IV. Adjournment (11:33 am)

The Next Leadership Table meeting is scheduled for Wednesday, January 17, 2024 at 9:30 a.m

** Action Groups and Executive Team meeting at 8:30 am **



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday November 30, 2023, 1:00 p.m.

Location: Administration Office, Formosa, ON

Chair: Barbara Dobreen

Members present: Paul Allen, Larry Allison, Kevin Eccles, Bud Halpin, Tom Hutchinson, Steve McCabe (virtual), Dave Myette, Mike Niesen, Sue Paterson, Moiken Penner (virtual), Jennifer Prenger, Bill Stewart, Peter Whitten

Members absent: Greg McLean

Others present: Rajan Puri, Delegate

Staff present: Matt Armstrong, Erik Downing, Nancy Griffin, Janice Hagan, Donna Lacey, Elise MacLeod, Laura Molson, Ashley Richards

1. Land Acknowledgement

The Land Acknowledgement was read by Sue Paterson

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudensaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

The agenda for the Authority was amended to include Stewardship Business Case report (Item 7.5) and Category 2 agreements (Item 8.2)

2. Adoption of Agenda

Motion #G23-103

Moved by Steve McCabe

Seconded by Moiken Penner

THAT the agenda for the Saugeen Valley Conservation Authority meeting, November 30, 2023, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – October 19, 2023

Motion #G23-104

Moved by Bill Stewart

Seconded by Sue Paterson

THAT the minutes of the Saugeen Valley Conservation Authority meeting, October 19, 2023, be adopted as presented.

Carried

5. Section 28 Hearing

Motion #G23-105

Moved by Paul Allen

Seconded by Tom Hutchinson

THAT this meeting of the Saugeen Valley Conservation Authority is convened as a Hearing under Section 28 (7) of the Conservation Authorities Act, R.S.O. 1990, Chapter C.27 and amendments thereto, to consider an application for a permit under the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses published by the province of Ontario as Ontario Regulation 169/06, as amended.

Carried

Chair Dobreen convened the Hearing with opening remarks, identifying the applicant and the nature of the application. The procedures were noted along with the requirements of the *Canada Evidence Act*. The Board did not require staff or the applicant to testify under oath. Erik Downing, Acting General Manager/Secretary-Treasurer (GM/S-T) introduced Darren Kenny, Regulations Coordinator (Acting), and Rajan Puri, applicant.

Darren Kenny presented the staff report to the Authority and gave evidence as to why the SVCA policies did not allow for the applicant to build the house as requested in the application. The property is located in a one-zone floodplain of the Pine River with depths under Regulatory Storm conditions of 0.2 – 0.4 meters. The applicant proposes the construction of a fill pad to raise the footprint of the house above the regulatory flood elevation by approximately 0.25 metres; however, staff are concerned that this may result in creating an island surrounded by floodplain. In the event of an emergency, vehicles may not be able to proceed through flood waters, essentially causing persons to potentially be trapped on the property inciting a potential liability to the Board in permitting beyond the SVCA and provincial policies. Staff recommend that the application be denied as the square footage and footprint of the proposed residence significantly exceeds that of the existing structure and therefore the proposal does not comply with the policies under Section 4.7.1-2 of the SVCA's Environmental Planning and Regulations Policies Manual (2018).

Darren spoke to the policy requirements for the reconstruction or relocation of a building that has not been damaged or destroyed by flooding. The applicant does not meet the third requirement as the proposed size of the building exceeds the original habitable floor area and the original footprint of the previous structure, enlarging the footprint by 1,080 ft² and the total

square footage of the building by 2,330 ft². The fill pad is acceptable in as it will not negatively impact floodplain elevations on neighbouring properties.

Rajan Puri requested approval from the Authority to create a pad on the property that would be above the floodplain to allow the construction of a four-season home with reduced risk of flooding. He told the Board that when he first started the project, the guidelines received were based on the proximity to the Pine River. He noted that there is a drainage channel along the south end of the property which should direct any overflow away from the neighbouring properties and into Lake Huron, as well as a parking lot on the north side creating a separation from the neighbouring property. Mr. Puri informed the Hearing Board that a report provided by Tatham Engineering indicated any increase in peripheral water levels is negligible (less than 1cm increase) and should not pose an increased risk to neighbouring properties.

The Directors requested further information about the floodplain mapping. Darren clarified that the original SVCA floodplain mapping did not show Mr. Puri's property in the floodplain, but an updated mapping assessment confirms that the entire property is in the floodplain. The criteria for determining floodplain have not changed, but a more recent updated assessment has been done. The Board asked about insurance coverage should the property be flooded, and Mr. Puri responded that he should be able to prove from engineering reports, and the hydraulic analysis that the issues have been mitigated appropriately.

The Board calculated that the new structure is approximately 810 ft² larger than the original footprint when combining both the house and the bunkie. Staff consider the bunkie to be an accessory structure and calculate the existing building to be 1,480 ft² and the proposal would increase the footprint by 1,080 ft². Staff indicated that both the lower and upper levels determine total habitable space.

The basement is below grade, but Mr. Puri indicated it would be engineered to minimize any potential risk and the windows would be above the regulatory flood elevation. The building water table level may be shallow and will determine the height of the basement once digging commences.

There was no further questions and the Hearing Board moved to Closed Session for deliberation.

Motion #G23-106

Moved by Tom Hutchinson

Seconded by Bud Halpin

THAT the Hearing Board moves to Closed Session, In Camera for deliberation; and further

THAT Erik Downing, Matt Armstrong, Darren Kenny, and Janice Hagan remain in the meeting.

Carried

Matt Armstrong and Darren Kenny left the meeting before the start of deliberations.

Motion #G23-107

Moved by Bill Stewart

Seconded by Moiken Penner

THAT the Hearing Board adjourn the Closed Session and rise and report.

Carried

The Chair reported that the Authority deliberated the evidence provided during the open session and that no new information was disclosed during the closed session.

The Hearing Board resolved to approve Mr. Puri’s application with conditions as the newly constructed structure is protected and would be safer than the existing building, and that life and property is adequately protected.

Tom Hutchinson was not in attendance for the full Hearing and therefore was not eligible to vote on the resolution.

Motion #G23-108

Moved by Larry Allison

Seconded by Kevin Eccles

THAT the Application to Alter a Regulated Area, seeking permission to demolish an existing 1,480 square foot one-story cottage and bunkie/shed, construct a new 3,812 square foot detached 2-story house with basement and attached garage on a fill pad, septic system installation with related excavation, filling, and grading at 34 Bell Drive, Part Lot 9, Plan 2A in the Township of Huron-Kinloss, is approved with the following specific conditions:

1. The Applicant shall hire a qualified geotechnical engineer to design the fill pad to withstand the hydrostatic and hydrodynamic forces from the Regulatory Storm to prevent erosion. A copy of the design shall be provided to SVCA staff for review and approval prior to construction; and
2. The Applicant shall hire a certified Ontario Land Surveyor or qualified engineer to complete an elevation survey to verify that the as-built grades and elevations proposed in the Application have been achieved.

Amendment:

Moved by Jennifer Prenger

Seconded by Paul Allen

That a third condition be included in the approval: “The lowest exterior opening elevation be at or above the regional flood level.”

Carried

Amended Motion:

Moved by Larry Allison

Seconded by Kevin Eccles

THAT Application to Alter a Regulated Area, seeking permission to demolish an existing 1,480 square foot one-story cottage and bunkie/shed, construct a new 3,812 square foot detached 2-story house with basement and attached garage on a fill pad, septic system installation with related excavation, filling, and grading at 34 Bell Drive, Part Lot 9, Plan 2A in the Township of Huron-Kinloss, is approved with the following specific conditions:

1. The Applicant shall hire a qualified geotechnical engineer to design the fill pad to withstand the hydrostatic and hydrodynamic forces from the Regulatory Storm to prevent erosion. A copy of the design shall be provided to SVCA staff for review and approval prior to construction; and

2. The Applicant shall hire a certified Ontario Land Surveyor or qualified engineer to complete an elevation survey to verify that the as-built grades and elevations proposed in the Application have been achieved.

3. The lowest exterior opening elevation be at or above the regional flood level.

Carried

Motion #G23-109

Moved by Kevin Eccles

Seconded by Dave Myette

THAT the Hearing Board adjourn the Section 28 Hearing; and further

THAT the Board of Directors resume the regular Authority meeting.

Carried

6. Presentation: Staff Recognition

Nancy Griffin, Education Coordinator has retired after 34 years in the role. The Chair expressed her appreciation for Nancy's dedication to conservation education in the SVCA watershed. Erik Downing thanked Nancy for her legacy and noted that she has touched the lives of over 365,000 children in her career.

7. Reports for information

7.1 General Manager's report

There was no discussion.

7.2 Finance report

There was no discussion.

7.3 Violation Statistics report

There was no discussion.

7.4 Program report

There was no discussion.

7.5 Stewardship Business case

There was no discussion.

7.6 Approved Committee minutes

7.6.1 Agricultural Advisory Committee – June 6, 2023

7.6.2 Executive Committee – October 5, 2023

There was no discussion.

7.7 Correspondence

Correspondence from Corporation of the County of Prince Edward regarding support for the province to stop the Ministry of the Environment, Conservation and Parks (MECP) proposal to expand the use of the permit-by-rule to waste management systems, storm water management systems, and certain water taking activities, was noted and filed.

7.8 News report

There was no discussion.

8. Matters arising from the minutes

8.1 2024 Draft Budget Update

Motion #G23-110

Moved by Steve McCabe

Seconded by Tom Hutchinson

THAT the apportionment amount of \$2,287,471 for Category 1 operating expenses and capital costs be approved in accordance with Ontario Regulation 401/22, Section 27(4) of the *Conservation Authorities Act*.

A recorded, weighted vote was taken for the 2024 budget with the following results:

Municipality	Director	Vote
Arran-Elderslie	Moiken Penner	Yea
Brockton	Greg McLean	Absent
Chatsworth	Peter Whitten	Yea
Grey-Highlands	Paul Allen	Yea
Hanover	Sue Paterson	Yea
Howick	Mike Niesen	Nay
Huron-Kinloss	Larry Allison	Nay
Kincardine	Jennifer Prenger	Yea
Kincardine	Bill Stewart	Yea
Minto	Steve McCabe	Yea
Morris-Turnberry	Mike Niesen	Nay
Saugeen Shores	Bud Halpin	Yea
Saugeen Shores	Dave Myette	Yea
South Bruce	Mike Niesen	Nay
Southgate	Barbara Dobreen	Yea
Wellington North	Steve McCabe	Yea
West Grey	Kevin Eccles	Nay
West Grey	Tom Hutchinson	Yea

The result of the vote was 81.5% of the weighted average of those present in favour. Therefore, **Motion #G23-110 was carried.**

Motion #G23-111

Moved by Bill Stewart

Seconded by Jennifer Prenger

THAT the Saugeen Valley Conservation Authority adopt the 2024 Budget in the amount of \$5,993,275 as approved in principle at the October 2023 meeting; and further

THAT the General Manager/Secretary-Treasurer is hereby authorized to notify the member municipalities of the cost apportioning amounts owing; and further

THAT cost apportioning payments shall be due from member municipalities in two equal

instalments on March 31 and June 30, 2024, and that late payments shall be subject to the Authority's standard late payment charge of 1.50% per month thereafter.

Carried

8.2 Category 2 agreements

Ashley Richards reported that Category 2 agreements have been prepared for those affected municipalities that have indicated they want to proceed with structure maintenance agreements. Those municipalities who do not wish to proceed will be asked to sign a release form. After discussion the following motion carried:

Motion #G23-112

Moved by Paul Allen

Seconded by Jennifer Prenger

THAT the Board of Directors authorizes staff to proceed with the execution of Category 2 Agreements on behalf of the Authority.

Carried

8.3 Category 3 agreements

Ashley Richards reported that all fifteen member municipalities have resolved to sign the Category 3 agreements enabling SVCA to further the conservation, restoration, development, and management of natural resources. After discussion the following motion carried:

Motion #G23-113

Moved by Jennifer Prenger

Seconded by Sue Paterson

THAT the SVCA Board of Directors authorizes staff to proceed with execution of all fifteen Category 3 Agreements pertaining to the Water Quality Program and associated communications, on behalf of the Authority.

Carried

8.4 Violation Approach Change Update

At the October 19, 2023, SVCA Board Meeting, Amended Motion #G23-101 directed staff to outline the process by which a violation could be disputed by the accused where legal action is not being pursued by SVCA. Matt Armstrong presented the strategy for dealing with offenders in this situation.

Motion #G23-114

Moved by Tom Hutchinson

Seconded by Mike Niesen

THAT staff be directed to indicate to those accused of committing a violation where legal action will not be pursued, about the opportunity to dispute a violation to the SVCA General Manager/Secretary-Treasurer, and if not satisfied, to request a delegation to the Board of Directors.

Carried

9. New business

9.1 2024 Fee Schedule

Motion #G23-115

Moved by Steve McCabe

Seconded by Bill Stewart

THAT the Board approve the following fee schedules to take effect on January 1, 2024: -
Schedule A – Environmental Planning and Permitting Services - Schedule C – Forestry Services -
Schedule D – Corporate Services.

Carried

9.2 2024 Meeting Schedule

Staff introduced a Section 28 Hearing Schedule for 2024 to reserve times on the same day as the Authority meetings. A notification of cancellation will be sent out at least 2 weeks in advance if the date is not required for a Hearing.

Motion #G23-116

Moved by Sue Paterson

Seconded by Tom Hutchinson

THAT the 2024 SVCA Authority meeting and Section 28 Hearing schedules be adopted as presented.

Carried

9.3 Permits Issued for Endorsement.

Motion #G23-117

Moved by Larry Allison

Seconded by Moiken Penner

THAT the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse applications (#23-263 to 23-287), pursuant to Ontario Regulation 169/06, as approved by staff, be endorsed.

Carried

10. Closed Session

Motion #G23-118

Moved by Steve McCabe

Seconded by Mike Niesen

THAT the Authority moves to Closed Session, In Camera to discuss matters relating to identifiable individual, and discuss contract negotiations by the Authority; and further

THAT Erik Downing, Laura Molson, Nicole Gibson, and Janice Hagan remain in the meeting as required.

Carried

Motion #G23-122

Moved by Dave Myette

Seconded by Bud Halpin

THAT the Authority adjourn from Closed Session, In-Camera, and rise and report.

Carried

Chair Dobreen reported that only the items pertaining to the reasons for the Closed Session were discussed. The following motion pertained to a Closed session discussion and carried in Open session:

Motion #G23-123

Moved by Bud Halpin

Seconded by Jennifer Prenger

WHEREAS Saugeen Valley Conservation Authority entered into a Service Level Agreement to complete years one and two of the NWMO's Environmental Media Baseline Monitoring (EMBP) Program (water quality and hydrology components) and were directed to negotiate a year 3 Scope of Work with NWMO;

BE IT RESOLVED THAT SVCA staff are directed to enter into a Service Level Agreement to complete Year 3 of the NWMO's Environmental Media Baseline Program (EMBP) (water quality and hydrology components) from 1st January 2024 to 31st December 2024; and further

THAT staff are directed to enter into a renewed scope of work for the NWMO EMBP Year 3, and further

THAT staff are authorized to staff would then be authorized to hire the necessary staff to carry out the work, as specified in the renewed scope of work, provided that no costs are borne by the Authority.

Carried

11. Adjournment

There being no further business, the meeting adjourned at 4:08 p.m. on the motion of Bill Stewart and Tom Hutchinson.

Barbara Dobreen
Chair

Janice Hagan
Recording Secretary



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-01-29
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-005
 REPORT TITLE: Consent Application B101-23, Mapleton Pork Ltd. c/o Rik Altena

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-005 Consent Application B101-23, Mapleton Pork Ltd. c/o Rik Altena.

AND THAT Council support consent application B101-23 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 \$250.00 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 the barn on the retained parcel, labeled as "Barn (T.B.R)" in the application, be demolished and the site left in a graded level condition to the satisfaction of the Township;
- THAT the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington;

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

N/A

BACKGROUND

The subject property is located in the south east quadrant of the Township and is known as Part Lot 18, Concession 3, Part Lot 24, EOSR, Divisions 1, 2, 3 & 4 geographically known as 7738 Sideroad 8 East, in the former Arthur Township.

Proposed severance is 1.2 hectares with 180m frontage, existing and proposed rural residential use with existing dwelling & drive shed.

Retained parcel is 64.6 hectares with 310m frontage, existing and proposed agricultural use with existing barn (to be removed).

ANALYSIS

This application has been reviewed in accordance with the *Planning Act, R.S.O. 1990*. Staff are advising the above recommendations.

CONSULTATION

Staff have consulted with the Building, Planning & Development Department, Infrastructure Department, Environmental Services and Transportation Services in the Township as well as the County of Wellington, Planning and Development Department on its behalf.

FINANCIAL CONSIDERATIONS

The municipality will realize \$250.00 in clearance fee and parkland dedication consistent with By-law No. 011-22.

ATTACHMENTS

DEV 2024-005 **APPENDIX A** – Severance Sketch No. 32906-23

Prepared by Jeffrey Buisman at Van Harten Land Surveyors - Engineers, dated November 29, 2023

DEV 2024-002 **APPENDIX B** – Aerial View of Subject Lands

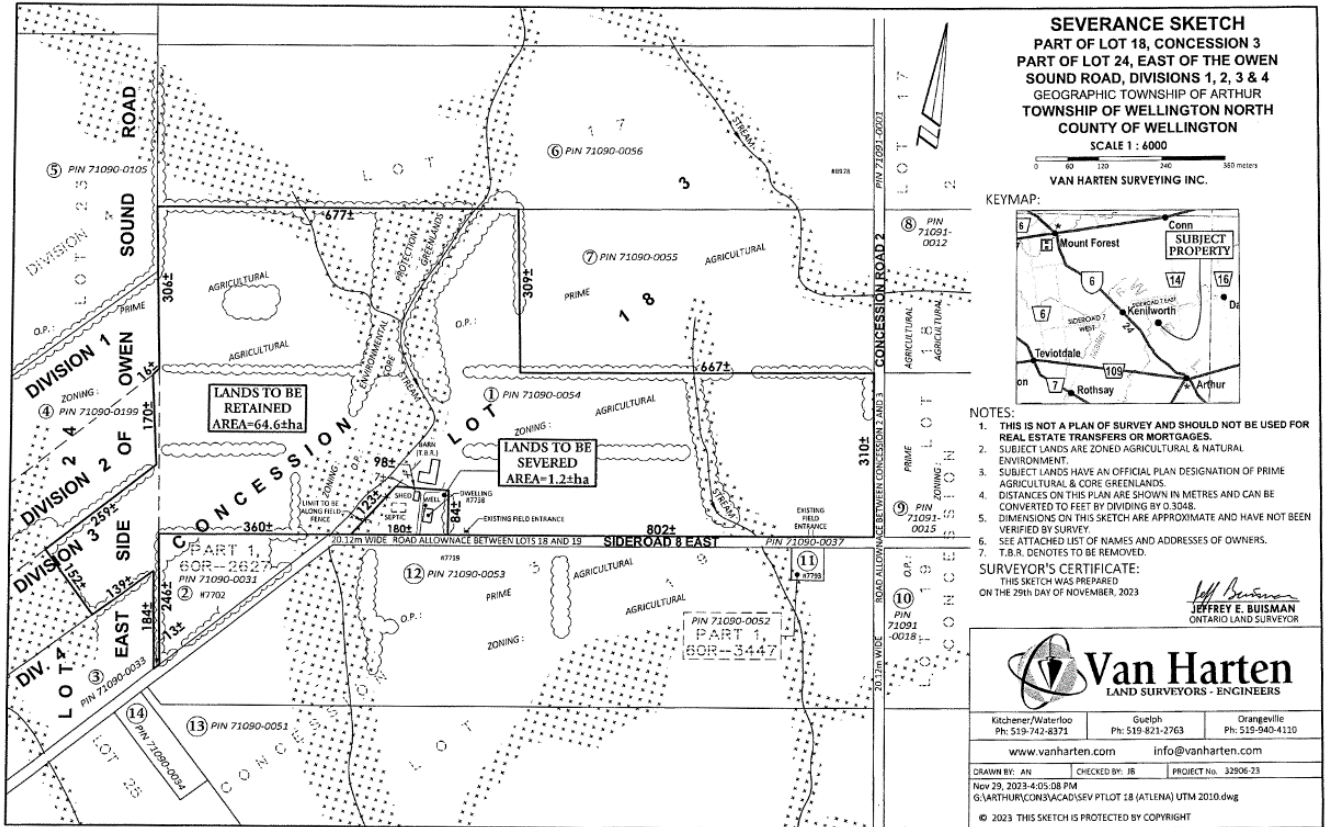
DEV 2024-002 **APPENDIX C** – Planning Report

Dated January 5, 2024, Asavari Jadhav, Planner, Planning and Development Department, County of Wellington: Report

STRATEGIC PLAN 2024

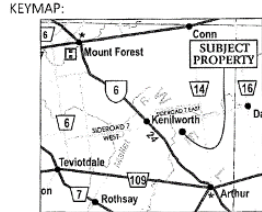
N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



SEVERANCE SKETCH
 PART OF LOT 18, CONCESSION 3
 PART OF LOT 24, EAST OF THE OWEN
 SOUND ROAD, DIVISIONS 1, 2, 3 & 4
 GEOGRAPHIC TOWNSHIP OF ARTHUR
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON

SCALE 1 : 6000
 VAN HARTEN SURVEYING INC.



- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL & CORE GREENLANDS.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
 7. T.B.R. DENOTES TO BE REMOVED.
- SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 29th DAY OF NOVEMBER, 2023

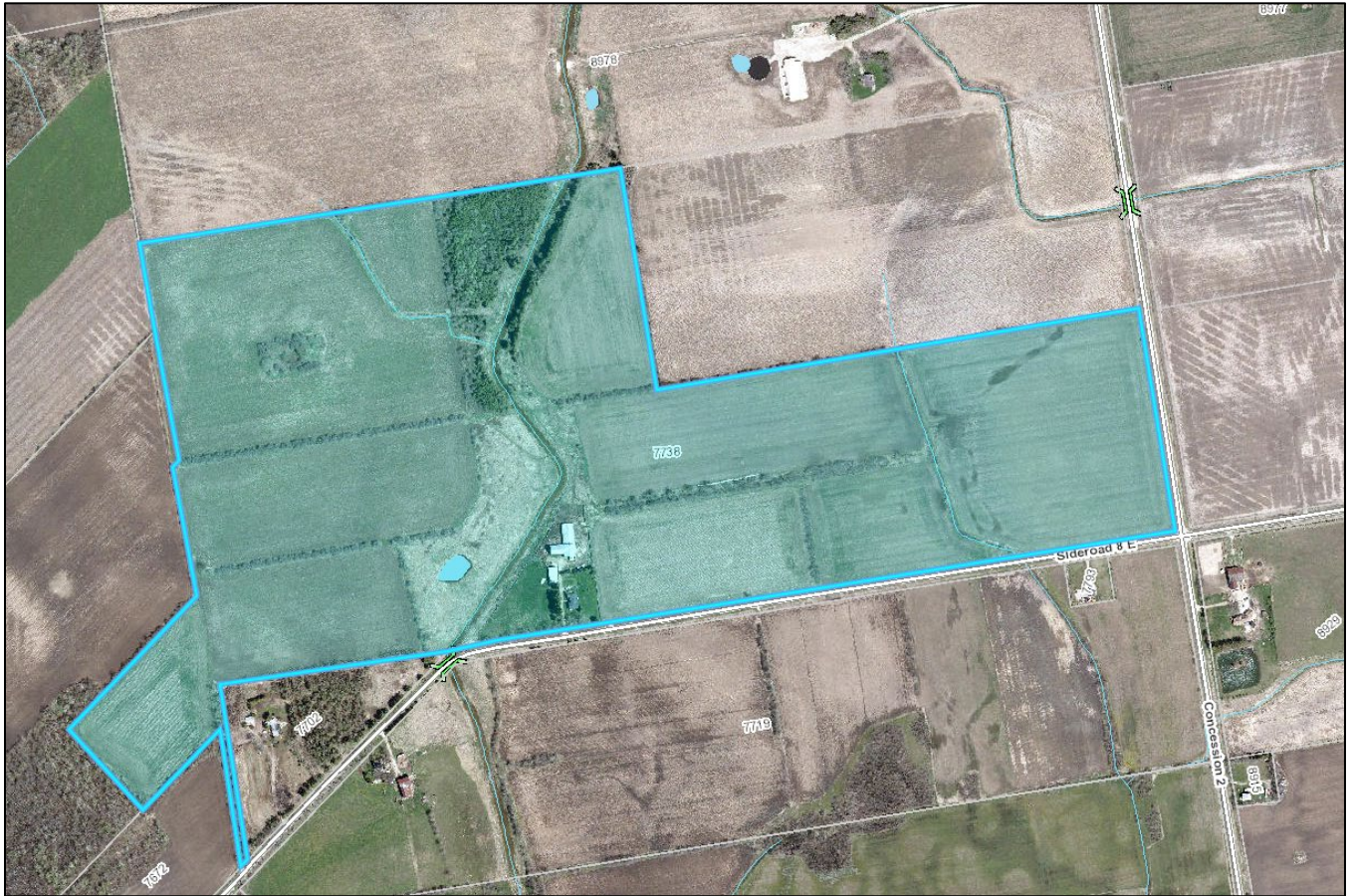
Jeff Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-260-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 32906-23
 Nov 29, 2023-4:05:08 PM
 G:\ARTHUR\CONVACAD\SEV PTLOT 18 (ATLEHA) UTM 2010.dwg
 © 2023 THIS SKETCH IS PROTECTED BY COPYRIGHT





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

Application	B101-23
Location	Part Lot 18, Concession 3 Part Lot 24, EOSR Divisions 1 2 3 & 4 TOWNSHIP OF WELLINGTON NORTH (Arthur Township)
Applicant/Owner	Mapleton Pork Ltd. – c/o Rik Altena

PRELIMINARY PLANNING OPINION: This application would sever 1.2 ha (2.96) rural residential parcel with existing dwelling, a driveshed and two sheds. A 64.6 ha (159.63 ac) agricultural parcel would be retained with an existing barn proposed to be demolished. This application is being submitted under surplus far dwelling policies.

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

- a) That servicing on the severed lands can be accommodated to the satisfaction of the local municipality;
- b) That safe driveway access can be provided to the retained lands to the satisfaction of the appropriate road authority;
- c) That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington;
- d) That the barn on the retained parcel be demolished to the satisfaction of the local municipality; and
- e) That any concerns of the Conservation Authority can be adequately addressed.

PLACES TO GROW: No concerns.

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

- a) Agricultural uses, provided lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) Agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use an appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation, provided that
 - a. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - b. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways.”

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Identified features present on the site include Grand River Conservation Authority Regulated Flood Plain. None of these features are contained within the proposed severed lot. The proposed lot line is within the Greenland system.

According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- “a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and

- 038
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
 - d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
 - e) the Minimum Distance Separation formula will be met; and
 - f) the vacant parcel of farmland is rezoned to prohibit a residential use.

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

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

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

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

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). The severed parcel is partially located within the NE Zone. Both the severed and retained lands meet the minimum lot area and frontage requirements of the A Zone.

The applicant has indicated that the existing barn on the retained parcel is to be demolished. Therefore, a condition to this effect is being recommended.

SITE VISIT INFORMATION: The subject property was visited and photographed on January 02, 2024. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



Asavari Jadhav, Planner
January 5, 2024



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-01-29
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-006
 REPORT TITLE: Notice of Decision Received for Consent Applications B82-23 & B90-23

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-006 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B82-23, Joseph Robert, Part Park Lot 6, n/s Durham St. & w/s Main St., Plan Town of Mount Forest known as 365 Durham Street West (Severance);
- B90-23, Alette Holsteins Ltd., Part Lot 6, Concession 5 (Arthur Township) known as 7572 Sideroad 3 East (Severance)

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- DC 2023-032 Consent B82-23 Joseph Robert (Nov. 20, 2023)
 - Resolution in Support: 2023-439
- DC 2023-033 Consent B90-23 Alette Holsteins Ltd. (Dec. 11, 2023)
 - Resolution in Support: 2023-464

BACKGROUND

The County of Wellington is the approval authority for Consent Applications which include severances, lot line adjustments and easements. The Township of Wellington North is a commenting agency for applications within the municipality.

ANALYSIS

A Notice of Decision has been received from the County of Wellington Planning and Land Division Committee on the above noted applications. Council was in support of each of these applications and the required conditions have been added to the decision.

The last day to file an appeal to the Ontario Land Tribunal for these applications is: February 6, 2024

When notification of an application is received, it is circulated to staff for review. Some of the items evaluated are site size, zoning by-law conformity, entrances, servicing availability and municipal drain location.

Once this stage is complete, conditions are added that will need to be met, prior to the application being completed, and a recommendation made to Council regarding whether the municipality is in support or not.

Once a decision is made by Council, staff submit the commenting form back to the County stating whether the Township is in support of the application, along with the list of conditions to be cleared.

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report for information.

ATTACHMENTS

DEV 2024-006 Notice of Decision B82-23

DEV 2024-006 Notice of Decision B90-23

Choose an item. Choose an item.

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

NOTICE OF DECISION B82-23

041

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

January 17, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B82-23** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

APPLICANT – Joseph Robert AGENT – Greg Ford MUNICIPALITY - Township of Wellington North
COUNTY PLANNING DEPARTMENT BELL CANADA
SAUGEEN VALLEY CONSERVATION AUTHORITY SOURCE WATER REGIONAL ASSESSMENT OFFICE

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B82-23

APPLICANT

Joseph Robert
 8 Dutchwood Crescent
 Etobicoke M9V 2N8

LOCATION OF SUBJECT LANDS

Township of Wellington North (Mount Forest)
 Part Park Lot 6
 n/s Durham St. & w/s Main St.
 Plan Town of Mount Forest

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Joseph Robert pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for an urban residential lot, being Part of Lot 6, N/S Durham St. & W/S Main St., Plan Town of Mount Forest, Mount Forest, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 12 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan, and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There was written submissions made to the Planning and Land Division Committee. No oral submissions were made at the Public Meeting.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON JANUARY 18, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **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; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the Owner submits a servicing plan prepared by a Professional Engineer of Ontario for Township of Wellington North review and approval; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **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; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10 **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 the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11 **THAT** the side porch is removed to the satisfaction of the Township; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
 - 12 **THAT** driveway access can be provided to the severed lands to the satisfaction of the appropriate road authority; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 82-23, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.


WE, the undersigned



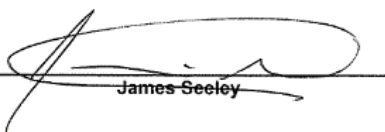
Michael Dehn



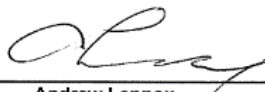
Shawn Watters



Mary-Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON JANUARY 11, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

FEBRUARY 6, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: JANUARY 17, 2024

SIGNED: Deborah T. [unclear]

NOTICE OF DECISION B90-23

045

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

January 17, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision** on **Application for Consent B90-23** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused**, pursuant to Subsection 53(41) of the Ontario Planning Act.

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

APPLICANT - Alette Holsteins Ltd. AGENT – Greg Ford MUNICIPALITY - Township of Wellington North
COUNTY PLANNING DEPARTMENT BELL CANADA
SAUGEEN VALLEY CONSERVATION AUTHORITY REGIONAL ASSESSMENT OFFICE

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B90-23

APPLICANT

Alette Holsteins Ltd.
 7572 Sideroad 3 East
 Mount Forest NOG 2L0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Township)
 Part Lot 6
 Concession 5

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Alette Holsteins Ltd. pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for an agricultural parcel, being Part of Lot 6, concession 5, geographic Township of Arthur, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 10 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's Official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON JANUARY 18, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **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 reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** daylight triangles as described in the Municipal Servicing Standards of corner lots that are adjacent to municipal roads be deeded to the Township; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** driveway access can be provided to the severed lands to the satisfaction of the appropriate road authority; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 10 **THAT** the Owner receive zoning compliance and classification from the Township of Wellington North and the County of Wellington Planning Department to prohibit a new residential dwelling on the severed parcel in a manner deemed acceptable; and that the Township of Wellington North and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 90-23, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
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WE, the undersigned



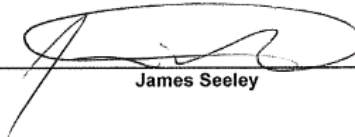
Michael Dehn



Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON JANUARY 11, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

FEBRUARY 6, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: JANUARY 17, 2024 SIGNED: Debra L. Tisdale

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: January 19, 2024

CASE NO(S): OLT-23-000640

PROCEEDING COMMENCED UNDER subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13 as amended

Applicant and Appellant:	Red Maple Land Company Inc.
Subject:	Minor Variance
Description:	Minor Variance application to permit a reduced Minimum Distance Separation setback of 200m, whereas the By-law requires 565m
Reference Number:	A04-2023
Property Address:	8648 Highway 6
Municipality/Upper Tier:	Wellington North/County of Wellington
OLT Case No.:	OLT-23-000640
OLT Lead Case No:	OLT-23-000640
OLT Case Name:	Red Maple Land Company Inc. v. Wellington North (Township)

Heard: November 9 and 10, 2023 by Video Hearing

APPEARANCES:

Parties

Counsel

Red Maple Land Company Inc. Eric Davis, Giovanni Giuga

Township of Wellington North Chris Manning

DECISION DELIVERED BY S. DEBOER AND ORDER OF THE TRIBUNAL

[Link to the Order](#)

INTRODUCTION AND BACKGROUND

[1] The matter before the Tribunal was the appeal by Red Maple Land Company Inc. (“Appellant”) under s. 45(12) of the *Planning Act* due to the Township of Wellington North’s (“Township”) Committee of Adjustment (“COA”) decision to deny the Minor Variance Application (“Application”) for the property municipally known as 8648 Highway 6 (“Subject Lands” or “SP”).

[2] The nature of the Application was requesting relief from the required Minimum Distance Separation (“MDS 1”) setback requirements for a Type “A” land use.

[3] The requested Application was needed by the Appellant as the result of a condition from a proposed Consent Application that was approved by the County of Wellington Planning and Land Division Committee (“Application B122-22”).

[4] The Appellant’s Application was needed to reduce the MDS setback from the required 565 metres to a setback of 200 metres for a proposed residential dwelling.

[5] The Application was heard by the COA on June 5, 2023. The Planning Report from the County of Wellington Planning Department (“Planning Staff”) that accompanied the Application recommended the approval of the Application. The COA denied the Application citing that the relief requested through the Application was not minor in nature.

[6] The Appellant filed an appeal of the COA’s decision on June 22, 2023.

[7] The Subject Lands are located on the corner of Highway 6 and Sideroad 10 West, in the Township. The total size of the Subject Land is approximately 61.3 hectares. The Application before the Tribunal affects the consent application, which

would sever off approximately 3.0 hectares for a rural residential parcel and retain the remaining 58.3 hectares as Agricultural Type “A” lands. The severed portion would be located at the northwest corner of the SP and would abut the corner of Highway 6 and Sideroad 10 West.

[8] The Subject Lands are locally zoned as Agriculture “A” and Natural Environment “NE”. Application B122-22 would sever off the three hectares located on the corner of Highway 6 and Sideroad 10 West. The frontage of Application B122-22 is approximately 279 metres on Sideroad 10 West. The retained lands would have a frontage of 208 metres on Highway 6. The severed lands are located in the NE portion of the SP.

THE HEARING

[9] The following items were marked as Exhibits to the hearing:

- Exhibit 1 Will Say Witness Statement of Henry Van Ankum
- Exhibit 2 Witness Statement of Douglas Stewart
- Exhibit 3 Douglas Stewart Reply Statement
- Exhibit 4 Rob Stovel Witness Statement
- Exhibit 5 Rob Stovel Reply Statement
- Exhibit 6 Darren Jones Chief Building Witness Statement
- Exhibit 7 Township Document Book
- Exhibit 8 Municipal Submission Record
- Exhibit 9 Updated MDS Mapping

Witnesses for Appellant*Henry Van Ankum*

[10] Mr. Van Ankum is the property owner adjacent to the Appellant's lands. The municipal address of his property is located at 8627 Highway 10. Mr. Van Ankum's lands and buildings were the main focus of the original Minor Variance application concerning the MDS 1 and the calculations used to determine the distance to the Appellant's lands.

[11] Mr. Van Ankum gave testimony concerning his property and more specifically, the type of agricultural operation that occurs on his property. Mr. Van Ankum took the Tribunal through his operation and that he is currently a cash crop farmer and a hog farmer. His hog farm operation has been in existence since 2004. The current hog barn is the barn located farthest away from the Subject Lands.

[12] Mr. Van Ankum confirmed for the Tribunal that his property contains a total of six buildings. Five of the buildings are for his farming operation and one is his dwelling. The buildings were marked for the Tribunal's benefit as:

- Building 1 – bank barn
- Building 2 – former livestock barn
- Building 3 – farm equipment storage
- Building 4 – farm equipment storage
- Building 5 – hog operation barn
- Building 6 – owner's dwelling

[13] Mr. Van Ankum stated that the bank barn has not been used for livestock since he has owned the property. He purchased his property in 2011 and the bank barn is not

in such a state of disrepair that it is not safe for any farm function let alone housing cattle or hogs.

[14] Mr. Van Ankum stated that the former livestock building is used only for storage. Mr. Van Ankum stated that he has taken out all of the services that would be needed in order to facilitate cattle or any other form of livestock. To return this barn to the state of being deemed for livestock would cost more money than he feels would be fiscally responsible to make it a viable farm option. He does not plan on returning this barn to a state that could be used for livestock.

[15] Concerning the farm equipment storage buildings, Mr. Van Ankum stated that this building cannot house livestock and is used only for farm equipment storage and for the storage of cash crops such as hay. The silos attached are only used for the storage of grain.

[16] Mr. Van Ankum stated that the hog operation barn is the only barn that currently houses any livestock. The hog operation started in 2004 and there are no plans to use any of the other barns on his property for hogs or any livestock.

[17] Mr. Van Ankum confirmed that he did not allow the Chief Building Officer onto his property as requested by the Township as he felt there was no need for the Officer to inspect the barns to determine if the barns were fit to hold livestock. Mr. Van Ankum stated that the only barn that currently houses or has the ability to house livestock is the current hog barn, which is the barn located farthest away from the Appellant's lands.

[18] Mr. Van Ankum stated that he does not object to the Appellant's requested Minor Variance Application nor to the consent application as he does not feel either will impact his current farming operation.

Douglas Stewart

[19] Mr. Stewart was retained by the Appellant to review the Minor Variance Application and to provide expert opinion evidence as to the COA's decision to refuse the Application.

[20] Mr. Stewart took the Tribunal through the Appellant's Application and the site mapping to give the Tribunal a fulsome background of the Application.

[21] Mr. Stewart informed the Tribunal that the Minor Variance Application was needed as a condition for the conditionally approved Consent Application. Mr. Stewart noted that there were not any appeals of the Consent Application filed by the Township concerning the Consent Application.

[22] Mr. Stewart confirmed that the SP is zoned Prime Agricultural as per the Official Plan ("OP") and zoned Agricultural and Natural Environment in the Zoning By-law ("ZBL"). With this in mind, the MDS 1 provisions apply to this Application.

[23] Mr. Stewart gave his opinion that Planning Staff had to make assumptions concerning Mr. Van Ankum's barns and uses since Mr. Van Ankum did not allow the Chief Building Officer onto his property to assess the barns in question. Mr. Van Ankum did not provide any evidence to the Application at the COA meeting other than a letter of support to the Appellant.

[24] It was Mr. Stewart's opinion that Planning Staff had to make assumptions due to not knowing the state and uses of Mr. Van Ankum's barns. The Planning Staff made correct assumptions of using the closest barn to the SP to make their calculations.

[25] Since there was not any further information that could be obtained by the Appellant concerning Mr. Van Ankum's barns and barn uses, Mr. Stewart opined that

the closest barn was used to create the requested Minor Variance MDS 1 calculation of 200 metres.

[26] Based on the review of the evidence provided by Mr. Van Ankum and his site visit to Mr. Van Ankum's property, it was Mr. Stewart's opinion that the only barn that is capable of any livestock operation is the swine barn that is located farthest away from the SP. Mr. Stewart confirmed the evidence of Mr. Van Ankum that the other barns are not capable of housing livestock, however, this cannot be taken as an expert opinion, just his observations of the barns on the Van Ankum property.

[27] Mr. Stewart gave his opinion that there were two more barns in question that must be taken into account concerning the MDS 1. These barns are located on the SP. These barns in question are the "100-year-old Barn" and the "Former Tie-Stall Dairy Barn".

[28] Mr. Stewart opined that after inspecting these barns in person, only the 100-year-old Barn would meet the criteria of being able to house livestock. With this in mind, the MDS 1 calculation would need to be taken into account based on the anaerobic digesters that are located on the SP.

[29] It was Mr. Stewart's opinion that the 209 metres that was calculated by Planning Staff was correct. Even though this MDS 1 arc crossed onto the SP, the arc would not interfere with the proposed location of the proposed dwelling on the SP. This leaves the MDS 1 calculation for the Van Ankum property as the only issue before the Tribunal.

[30] Mr. Stewart opined that a Minor Variance is needed for relief from the MDS 1 calculation. Due to the evidence presented to the Tribunal today concerning the Van Ankum farm, the amount of relief being sought should change from a total of 365 metres of relief to a new total of 80 metres of relief.

[31] It was Mr. Stewart's opinion that MDS 1 Guideline 16 applies to this hearing due to the information provided by Mr. Van Ankum and corroborated by Mr. Stewart. The photo evidence and *viva voce* evidence demonstrates that the swine barn is the only barn on the Van Ankum's farm that is capable and currently, does house livestock.

Planning Act

[32] Mr. Stewart gave his opinion that the Application before the Tribunal is on provincial interest as per s. 2 of the *Planning Act*. The Application addresses issues *inter alia* concerning the protection of ecological systems, the protection of agricultural resources, protection of public health and safety and of sustainable development. The Application before the Tribunal does meet the interest as per s. 2.

Provincial Policy Statement ("PPS") and the Minimum Distance Separation ("MDS") 1 Formulae

[33] Mr. Stewart took the Tribunal through a review to the MDS and the PPS policies that apply to the file before the Tribunal.

[34] Mr. Stewart opined that the Application before the Tribunal meets Policies 1.1.5.8, 2.3.3.3 and 2.3.6.1(b) objectives. These Policies pertain to the creation of new lots in rural and prime agricultural areas. These new lots must comply to the MDS formulae. It was Mr. Stewart's opinion that the Application before the Tribunal meets the MDS formulae due to the new information that has been provided by Mr. Van Ankum and his livestock facility.

Growth Plan for the Greater Golden Horseshoe ("Growth Plan")

[35] Mr. Stewart opined that the Growth Plan defines the MDS formulae. Policy 2.2.8.3(g) requires that settlement area expansion comply with the MDS formulae. It

was Mr. Stewart's opinion that the new evidence of Mr. Van Ankum demonstrates that the MDS formulae can be met and the Application complies with the Growth Plan.

FOUR TESTS OF A MINOR VARIANCE

General Intent and Purpose of the Official Plan ("OP")

[36] It was Mr. Stewart's opinion that the Minor Variance Application was a condition of approval for the Consent Application. The Planning Staff considered the Minor Variance Application and stated that the requested relief to a total MDS I distance of 200 metres was appropriate and did meet the general intent and purpose of the OP.

[37] Mr. Stewart opined that the Planning Staff correctly established that the 200-metre MDS I setback based on the information they could gather without the consent of Mr. Van Ankum. However, now that the Tribunal has received further evidence concerning the barns and the nature of their state and use, a more modest relief of 80 metres from the swine barn would be more appropriate and would still meet the general intent and purpose of the OP.

[38] Mr. Stewart gave his opinion that the Consented Lands are not located on an area of the property that could be deemed as taking away active prime agricultural land. The Consented Lands are located in the "Natural Environment" zoning as per the ZBL and have never been farmed at any time.

[39] It was Mr. Stewart's opinion that the Minor Variance would not result in the Consented Lands to be the closest dwelling to the swine barn. There is another existing dwelling located approximately 370 metres from the swine barn whereas the Appellant's dwelling would be located approximately 418 metres from the swine barn.

[40] It was Mr. Stewart's opinion that the 80 metres he recommends for relief would meet the general intent and purpose of the OP.

General Intent and Purpose of the Zoning By-law (“ZBL”)

[41] Mr. Stewart gave his opinion that, once again, Planning Staff correctly calculated the MDS 1 based on the information that was available to them at the time of the Minor Variance Application. Once again, based on the information provided to the Tribunal during this hearing, the new recommended MDS 1 relief should only be a total of 80 metres as the swine barn is the only active livestock operation on the Van Ankum farm.

[42] The proposed location of the dwelling, on the Consent Lands, will be outside of the 80-metre relief zone and would be outside of the originally requested relief of 365 metres. Planning Staff believed that the 365 metres was appropriate and did recommend that the Application be approved as presented to the COA.

[43] Based on these reasonings, it was Mr. Stewart’s opinion that the Application meets the general intent and purpose of the ZBL.

Desirable and Appropriate Development of the Land

[44] Mr. Stewart opined that the Consented Land are vacant and are not used for any agricultural purposes. The Subject Lands are considered to be “Natural Environment” as therefore cannot be used for agriculture. The Subject Lands can be used to house a dwelling as purposed by the Consent Application. The location of the Consented Lands are on the corner of the entire parcel and no other use can be made of these lands. The Grand River Conservation Authority did not have any objection to the proposed minor variance application before the COA.

[45] Mr. Stewart agrees with the Planning Staff’s opinion that the Application is an appropriate and desirable use of the land.

Minor in Nature

[46] It was Mr. Stewart's opinion that the Application before the Tribunal would not result in the proposed dwelling on the Consented Lands to be the closest dwelling to a confirmed livestock operation. As per the information presented to the Tribunal, the only current livestock operation is the swine barn that is the farthest barn from the Application. The Tribunal has been shown that there is at least one dwelling that is currently closer to the swine barn than the current Application. With this in mind, the application before the Tribunal is minor in nature.

[47] Mr. Stewart opined that no prime agricultural lands will be taken out of use nor will any prime agricultural lands be directly affected by this application.

Conclusionary Opinion

[48] It was Mr. Stewart's overall opinion that the Appellant has demonstrated that the four tests have been met. The relief from the MDS 1 calculation should be based on the distance to the only current livestock operation barn – which in this case – is the swine barn. The relief that should be granted is a reduction in the MDS 1 guidelines from 565 metres to 485 metres (an 80-metre reduction).

[49] The approval of the Application before the Tribunal will not affect the prime agricultural lands of any of the neighbouring properties. The Application does not result in the loss of any prime agricultural lands and makes good land use planning of the proposed Consented Lands.

[50] The Application before the Tribunal is of provincial interest as per s. 2 of the *Planning Act*. The Application has demonstrated to be consistent with the PPS, conforms to the Growth Plan, conforms with the OP and the ZBL. The MDS 1 requested relief is appropriate and represents good planning.

Witnesses for the Township

Chief Building Officer Darren Jones

[51] Mr. Jones gave oral evidence-in-chief pertaining to Building Code Compliance to establish which barn on the Van Ankum farm would be used to measure the MDS distance for the Township.

[52] Mr. Jones took the Tribunal through the photos that he had taken from outside of the Van Ankum farm as he was not allowed to inspect the barns themselves to determine which barn could be used to measure the MDS.

[53] Based on the fact that he could not determine which barns are being used for livestock, it was his recommendation that the closest barn had to be used for the measurement due to the lack of access to the farm. If he would have been granted access, this may have changed his position as to which barn would be appropriate to use for the MDS. As such, he felt that his recommendation to use the closest barn was correct for the MDS.

Rob Stovel

[54] Mr. Stovel took the Tribunal through his Witness Statement and his calculations of the MDS formulae. He agrees with Mr. Stewart that the MDS formulae is the root of the issue between the Parties in this Appeal.

[55] Mr. Stovel agrees with the assessment given by Mr. Stewart concerning the pole barn and the tie-stall barn located on Mr. Van Ankum's property. He agrees that these barns are in good condition and are not used for livestock purposes. However, Mr. Stovel's assessment is that since these barns are in good condition, these barns could be turned back into livestock operations and due to these barns potentially being turned

back into livestock operations, these barns should be used for the start of the MDS calculation.

[56] Mr. Stovel gave his opinion that the Appellant's existing farm operation must be taken into account when completing MDS calculations. It was his opinion that the calculation used by the Township were incorrect due to discrepancies on the Farm Data Sheets.

[57] Mr. Stovel opined that the new MDS calculations based on the activity on the Appellant's lands should be an arc of 282 metres from the livestock barn and 354 metres from the anaerobic digester. These new calculations were agreed upon by Mr. Stewart.

[58] It was Mr. Stovel's opinion that these new MDS calculations for the Appellant's farm demonstrates that the proposed variance is not minor in nature as the arc limits the area that a new dwelling can be built to meet the MDS formulae concerning the Appellant's farm operation.

[59] It was Mr. Stovel's opinion that the MDS calculation that should be used concerning the Van Ankum farm would be the pole barn and tie-stall barn since they are still in good condition and could potentially be used for livestock in the future. Using these barns as the basis for the MDS calculation, it was his opinion that the relief that would be required is still too great to be considered minor in nature.

[60] Mr. Stovel gave his opinion that since the Application is in a "Prime Agricultural" area, must be noted that according to the County's OP concerning "Prime Agricultural" areas is that these areas are to be considered "Agricultural First" as per Policy 6.4.2 of the OP. The OP also clearly states that any other land uses must meet the MDS formulae as per Policy 6.4.10. Policy 10.3.1 concerning new lots does not allow new residential lot creation in Prime Agricultural Areas.

Overall Opinion

[61] It was Mr. Stovel's overall opinion that the Application before the Tribunal does not meet the MDS requirements. The Application is therefore not consistent with the PPS and does not meet the four tests of a minor variance. It was his opinion that the creation of this non-farm lot in a prime agricultural area would not be supportive of agriculture in the local area and should not be approved.

ANALYSIS AND FINDINGS

[62] In coming to a determination on the Appeal before the Tribunal, the Tribunal must have regard to the information and evidence provided to it during the hearing and through closing submissions. The Tribunal must also have regard for the evidence and decision that was made by the COA.

[63] Based on the information provided before the COA and their decision, the Tribunal finds that the decision at that time was appropriate in refusing the application as it deemed the requested relief as to be not minor in nature. It must be noted that Planning Staff had recommended approval of the Minor Variance Application.

[64] The Tribunal finds that the Planning Staff made an appropriate deliberation of using the barn closest to the Subject Lands due to a lack of access to Mr. Van Ankum's farm to assess the barns.

[65] The Tribunal recognizes the new evidence that was presented to the Tribunal. This evidence was in the form of Mr. Van Ankum's witness statement, oral testimony and the photos that were presented in terms of his farm are the farm buildings and his farming operation.

[66] Based on Mr. Van Ankum's evidence, the Tribunal finds that the only barn that can be deemed as appropriate to use for the MDS calculation is the current swine operation barn, which is the barn that is located farthest away from the Subject Lands.

[67] Using the swine operation (Barn No. 5, as per the evidence) the new MDS calculation would be a relief amount of 485 metres. This relief amount was confirmed through the testimony of Mr. Stewart.

[68] The Tribunal finds that this new relief amount is less than the amount requested through the original Application, as such, the Tribunal deems that the new requested relief does not require any further notice for the Application before the Tribunal.

[69] Through the testimony and evidence of the witnesses, the Tribunal prefers the evidence of Mr. Stewart concerning the MDS relief. Mr. Stewart has demonstrated to the Tribunal that the new relief request is consistent with the PPS and conforms to the Growth Plan. The Application meets the general intent and purpose of the Official Plans ("OP") of the County and the Township. The Application meets the general intent and purpose of the Zoning By-law, is desirable and an appropriate use of the lands and is minor in nature.

[70] As for the MDS calculations concerning the Appellant's lands, the Tribunal finds that the arc calculations that were agreed upon by both land use planning experts is appropriate and no MDS relief is required in context of where a new dwelling can be built on the severed lands.

[71] The lands that are being severed have not been nor can they be used as Prime Agricultural Lands. Therefore, the Tribunal finds that no Primary Agricultural lands are being taken out of farmable production.

[72] The Tribunal notes that through the materials provided, the Grand River Conservation Authority had no objection to the original relief request by the Appellant.

[73] The Tribunal finds that the Application as presented to the Tribunal is appropriate and should be approved with a new MDS 1 calculation of 485 metres.

Bill 150

[74] Since the conclusion of the Merit Hearing held by the Tribunal, and prior to the issuance of the Decision, the Tribunal reached out to the Parties to seek input concerning the passing of Bill 150, *Planning Statute Law Amendment Act, 2023*, which enacts the *Official Plan Adjustments Act, 2023*. This Bill received Royal Assent on December 6, 2023, and its enactment may have had impacts on the potential outcome of this matter. Both the Appellant and the Township responded to the Tribunal stating that Bill 150 did not have an impact on this matter.

ORDER

[75] **THE TRIBUNAL ORDERS** that the appeal is allowed in part, and the variance to grant a Minimum Distance Separation 1 distance relief of 485 metres is allowed pertaining to a condition for the Severance Application B122/22.

“S. deBoer”

S. DEBOER
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

1/22/24

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
80024	Abell Pest Control Inc	1/11/24	\$73.74
80025	Arthur ACE Hardware	1/11/24	\$164.93
80026	Cedar Creek Tools Ltd	1/11/24	\$235.01
80027	Chalmers Fuels Inc	1/11/24	\$1,434.34
80028		1/11/24	\$309.60
80029	Cotton's Auto Care Centre	1/11/24	\$491.55
80030		1/11/24	\$13.56
80031	Eramosa Engineering Inc.	1/11/24	\$2,518.66
80032	Farm & Construction Equipment	1/11/24	\$247.19
80033		1/11/24	\$1,900.00
80034		1/11/24	\$640.35
80035	Hydro One	1/11/24	\$724.14
80036	KLAAS SWAVING LTD.	1/11/24	\$3,141.40
80037		1/11/24	\$538.11
80038	Leslie Motors Ltd.	1/11/24	\$99.08
80039	MarDale Cleaning Inc	1/11/24	\$452.00
80040	Darlene McIntosh	1/11/24	\$390.00
80041	Mount Forest Foodland	1/11/24	\$181.42
80042	Premier Equipment Ltd.	1/11/24	\$197.12
80043	QMI-SAI Canada Limited	1/11/24	\$1,491.60
80044	Shawday Autobody Inc.	1/11/24	\$22,495.76
80045	Staples Professional	1/11/24	\$323.24
80046	Enbridge Gas Inc.	1/11/24	\$9,123.49
80047	W.H.A. Publications	1/11/24	\$1,722.12
80048	WIDEMAN ACRES INC.	1/11/24	\$15,709.18
80049	Wightman Telecom Ltd.	1/11/24	\$135.39
EFT0006067	ACE, Accent Electronic Control	1/11/24	\$1,582.00
EFT0006068	Agrisan SC Pharma	1/11/24	\$9,507.53
EFT0006069	ALS Canada Ltd.	1/11/24	\$664.44
EFT0006070	Arthur & Area Historical Socie	1/11/24	\$1,000.00
EFT0006071	Arthur Home Hardware Building	1/11/24	\$70.59
EFT0006072	Arthurs Fuel	1/11/24	\$1,850.41
EFT0006073	B M Ross and Associates	1/11/24	\$1,356.57
EFT0006074	Brandt Cambridge	1/11/24	\$9,131.79
EFT0006075	Canada's Finest Coffee	1/11/24	\$80.00
EFT0006076	CARQUEST Arthur Inc.	1/11/24	\$224.21
EFT0006077	CIMA Canada Inc.	1/11/24	\$43,978.93
EFT0006078	Cordes Enterprise	1/11/24	\$1,388.00
EFT0006079	County of Wellington	1/11/24	\$7,180.00
EFT0006080	Decker's Tire Service	1/11/24	\$1,760.54
EFT0006081	Eric Cox Sanitation	1/11/24	\$203.40
EFT0006082	Evoqua Water Technologies	1/11/24	\$2,601.95
EFT0006083	Excel Business Systems	1/11/24	\$250.68
EFT0006084	FOSTER SERVICES/822498 ONT INC	1/11/24	\$1,271.25
EFT0006085	FOXTON FUELS LIMITED	1/11/24	\$206.39
EFT0006086	H Bye Construction Limited	1/11/24	\$48,813.48
EFT0006087	Ideal Supply Inc.	1/11/24	\$11.11
EFT0006088	International Trade Specialist	1/11/24	\$717.04
EFT0006089	J J McLellan & Son	1/11/24	\$491.55

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0006090	Conseil Scolaire Viamonde	1/11/24	\$334.64
EFT0006091	Maple Lane Farm Service Inc.	1/11/24	\$971.95
EFT0006092	Marcc Apparel Company	1/11/24	\$982.29
EFT0006093		1/11/24	\$186.00
EFT0006094	Midcom	1/11/24	\$440.10
EFT0006095	Officer's Auto Care Inc.	1/11/24	\$1,544.19
EFT0006096	Ontario One Call	1/11/24	\$98.03
EFT0006097	Ont Clean Water Agency	1/11/24	\$89,789.90
EFT0006098	PETRO-CANADA	1/11/24	\$2,929.42
EFT0006099	Purolator Inc.	1/11/24	\$15.69
EFT0006100	Resurface Corporation	1/11/24	\$305.10
EFT0006101	Risolv IT Solutions Ltd	1/11/24	\$3,831.82
EFT0006102	RLB LLP	1/11/24	\$5,989.00
EFT0006103	ROBERTS FARM EQUIPMENT	1/11/24	\$1,399.33
EFT0006104	Saugeen Community Radio Inc.	1/11/24	\$1,356.00
EFT0006105	SGS Canada Inc.	1/11/24	\$2,013.14
EFT0006106	Stephen Hale	1/11/24	\$1,406.85
EFT0006107		1/11/24	\$212.42
EFT0006108	Suncor Energy Inc.	1/11/24	\$11,504.53
EFT0006109	Teviotdale Truck Service & Rep	1/11/24	\$526.28
EFT0006110	Walco Equipment Ltd.	1/11/24	\$2,112.54
EFT0006111	Wellington Advertiser	1/11/24	\$282.50
EFT0006112	Wellington Comfort Systems Ltd	1/11/24	\$591.91
EFT0006113	Wellington North Power	1/11/24	\$10,803.11
EFT0006114	WJF Instrumentation (1990) Ltd	1/11/24	\$339.00
EFT0006115	Work Equipment Ltd.	1/11/24	\$174.39
EFT0006116	Yake Electric Ltd	1/11/24	\$6,412.75
EFT0006117	Young's Home Hardware Bldg Cen	1/11/24	\$538.65
80050	Arthur Foodland	1/15/24	\$12.94
80051	Arthur ACE Hardware	1/15/24	\$130.31
80052	Bereavement Authority of Ontar	1/15/24	\$1,255.05
80053	Bluewater Chapter OBOA	1/15/24	\$300.00
80054	Chalmers Fuels Inc	1/15/24	\$1,059.17
80055	Hydro One Networks Inc.	1/15/24	\$1,013.53
80056	JD Mobile Repair Service	1/15/24	\$738.58
80057	Kenilworth Public School PATS	1/15/24	\$12,500.00
80058		1/15/24	\$650.00
80059	Manulife Financial	1/15/24	\$42,737.54
80060	Mount Forest Foodland	1/15/24	\$13.98
80061	Minister of Finance	1/15/24	\$5,434.72
80062	Uline	1/15/24	\$592.66
80063	Upper Grand Learning Foundatio	1/15/24	\$5,000.00
80064	Wightman Telecom Ltd.	1/15/24	\$412.19
EFT0006118	ALS Canada Ltd.	1/15/24	\$1,081.98
EFT0006119	Assoc of Mun of Ontario	1/15/24	\$5,103.49
EFT0006120	Arthur Home Hardware Building	1/15/24	\$57.25
EFT0006121	Canada's Finest Coffee	1/15/24	\$91.50
EFT0006122	CARQUEST Arthur Inc.	1/15/24	\$161.03
EFT0006123	County of Wellington	1/15/24	\$21,244.00
EFT0006124	Delta Elevator Co. Ltd.	1/15/24	\$1,007.17
EFT0006125	Dewar Services	1/15/24	\$3,277.00
EFT0006126	Digital Postage On Call	1/15/24	\$11,300.00
EFT0006127	HETEK Solutions Inc.	1/15/24	\$406.80
EFT0006128	Hort Manufacturing (1986) Ltd.	1/15/24	\$171.42
EFT0006129	Ideal Supply Inc.	1/15/24	\$612.16

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0006130	Industrial Alliance Insurance	1/15/24	\$188.69
EFT0006131	Maple Lane Farm Service Inc.	1/15/24	\$788.29
EFT0006132	Municipal Employer Pension Cen	1/15/24	\$261.03
EFT0006133	Mount Forest Victory Church	1/15/24	\$582.93
EFT0006134	MRC Systems Inc	1/15/24	\$418.04
EFT0006135	Ontario Association of Fire Ch	1/15/24	\$305.10
EFT0006136	Officer's Auto Care Inc.	1/15/24	\$1,576.38
EFT0006137	OSIM Inc.	1/15/24	\$949.20
EFT0006138	PACKET WORKS	1/15/24	\$169.50
EFT0006139	Print One	1/15/24	\$55.37
EFT0006140	PSD Citywide Inc.	1/15/24	\$4,642.21
EFT0006141	Risolv IT Solutions Ltd	1/15/24	\$1,233.07
EFT0006142	Entandem	1/15/24	\$532.18
EFT0006143	Suncor Energy Inc.	1/15/24	\$15,444.12
EFT0006144	Toromont Industries Ltd.	1/15/24	\$3,626.71
EFT0006145	UnitedCloud Inc.	1/15/24	\$555.62
EFT0006146	Wellington Advertiser	1/15/24	\$282.50
EFT0006147	Yake Electric Ltd	1/15/24	\$789.31
EFT0006148	Young's Home Hardware Bldg Cen	1/15/24	\$267.84
80065	Chalmers Fuels Inc	1/19/24	\$3,573.12
80066	Hydro One Networks Inc.	1/19/24	\$724.14
80067	Principles Integrity	1/19/24	\$310.75
80068	Public Services Health & Safet	1/19/24	\$450.87
80069	Royal Bank Visa	1/19/24	\$23,052.98
80070	TD Wealth	1/19/24	\$858.00
80071	Township of Mapleton	1/19/24	\$1,170.24
80072	Enbridge Gas Inc.	1/19/24	\$3,809.57
80073	Waste Management	1/19/24	\$1,211.76
80074	W.H.A. Publications	1/19/24	\$830.55
80075	Workplace Safety & Ins Board	1/19/24	\$11,189.57
EFT0006149		1/19/24	\$3,587.34
EFT0006150	Arthur Home Hardware Building	1/19/24	\$531.93
EFT0006151	B M Ross and Associates	1/19/24	\$8,872.08
EFT0006152		1/19/24	\$199.60
EFT0006153	County of Wellington	1/19/24	\$5,040.00
EFT0006154	Canadian Union of Public Emplo	1/19/24	\$2,154.71
EFT0006155	Eric Cox Sanitation	1/19/24	\$1,584.42
EFT0006156	Excel Business Systems	1/19/24	\$73.46
EFT0006157		1/19/24	\$96.30
EFT0006158	JOB-INC Electric	1/19/24	\$1,299.50
EFT0006159	K Smart Associates Limited	1/19/24	\$9,642.15
EFT0006160	Martin Drainage	1/19/24	\$13,868.63
EFT0006161	Mike Lucas	1/19/24	\$8,446.75
EFT0006162	Ont Mun Employee Retirement	1/19/24	\$58,777.76
EFT0006163	Ont Clean Water Agency	1/19/24	\$1,390.57
EFT0006164	Reeves Construction Ltd	1/19/24	\$352.29
EFT0006165	SGS Canada Inc.	1/19/24	\$1,557.75
EFT0006166	Suncor Energy Inc.	1/19/24	\$4,732.00
EFT0006167	Triton Engineering Services	1/19/24	\$11,887.52
EFT0006168	Viking Cives Ltd	1/19/24	\$1,377.85
EFT0006169	Wellington North Power	1/19/24	\$12,691.56
	Total Amount of Cheques:		\$690,564.65



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2023-12-28
 MEETING TYPE: Open
 SUBMITTED BY: Tom Bowden, Manager of Recreation Services
 REPORT #: FAC 2024-002
 REPORT TITLE: Awarding of the replacement Ice Resurfacer in Arthur

RECOMMENDED MOTION

THAT the Council of the Township of Wellington North receive Report FAC 2024-002 being a report on the award of an Ice Resurfacer;

AND THAT Council waive the requirement for a competitive process as detailed within the Township's purchasing and procurement policy;

AND FURTHER THAT Council award the supply of the new ice Resurfacer to Resurface Corporation at a cost of \$104,975.00 plus applicable taxes;

AND FURTHER THAT the Council of the Township of Wellington North authorize the Manager of Recreation Services, or their designate, sign any necessary agreements in order to make this purchase.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- 2024 Capital Budget

BACKGROUND

Ice resurfacers are a specialized equipment with limited vendors. The Township has a long-standing relationship with Resurface Corp., manufacturer of Olympia ice resurfacing equipment located in Elmira, as it relates to the Township's ice resurfacing equipment. Past purchases were in 2022, and 2012 (machine to be traded in), 2009.

ANALYSIS

Township staff are recommending the continuation of this relationship, and the purchase of the new ice resurfacer, from Resurface Corp. of Elmira for the following reasons:

- The Ice resurfacer at the Mount Forest arena is an Olympia and purchasing a similar model at the Arthur arena will standardize the equipment to between both facilities.
- The Township has an existing stock of spare parts (blades, flood clothes and impellers) that can be used on the new equipment (approx. value \$6000.00).

- Township has a long history with this local manufacturer, and they provide use with quick and efficient service as they are located within minutes of our facilities.
- With the synergy of staff between the two facilities this will reduce training costs.
- Existing equipment, to be replaced, is a 2012 Olympia, which again requires less training to make the transition and has a greater trade in value with this company.
- By purchasing from a local manufacturer, it keeps jobs local and saves us time and money as we transport our dull blades to them for sharpening.
- Resurface Corp. will paint the machine to our colour specifications at no cost.
- The warranty is for two years on all parts, labour and mileage.

CONSULTATION

Consultation with Tammy Stevenson, Senior Project Manager.

FINANCIAL CONSIDERATIONS

2024 Capital Budget allocated \$115,000 for this project. The award price noted in the recommendation includes salvage value from Resurface Corp. for the Township's 2012 unit.

ATTACHMENTS

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-01-29
 MEETING TYPE: Open
 SUBMITTED BY: Karren Wallace, Director Legislative Services/Clerk
 Jeremiah Idialu, Treasurer/Director of Finance
 REPORT #: CLK 2024-002
 REPORT TITLE: Cemetery Full Cost Recovery Review

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2024-002 Cemetery full cost recovery.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- CLK 2023-037 Cemetery fees and charges
- CLK 2021-017 Cemetery fees and charges
- CLK 2017-037 Mount Forest Cemetery By-law

BACKGROUND

At the November 29, 2023 special budget meeting, staff were directed to bring a report to Council outlining what the current fees and charges are for the Mount Forest Cemetery and what increases would be required for full cost recovery.

In 2023, the cost to operate the cemetery was \$147,219 with revenues totalling \$59,627. This left \$87,592 funded through the tax levy (approximately 59 per cent).

ANALYSIS

While largely contingent upon number of plot sales and burials, and any anomalous items giving rise to additional operational expenditure, it is staff's view that amount funded through the tax levy will continue to grow. This may be viewed as an unfair burden on the tax base. One way to mitigate this is by adjusting user rates upwards.

A comparison of the current fees charged by Wellington North with the average price derived from Schedule B (Municipal Rate Summary) demonstrates the following:

- WN is comparable in fees with respect to plots, niche and burials with the average fees charged by other municipalities;
- Our fee for Columbariums is below average (currently charging only 60 per cent of the average fee);
- Burial amounts are currently the most heavily subsidized (current cost recovery only about 50 per cent); and
- Full cost recovery would result in significant increases in fees ranging from 23 – 90 percent.

Table 1

	Average price Schedule B	WN current	WN full cost recovery	% increase
Plot sale	\$1,546.22	\$1,500.00	\$1,900.00	23%
Niche sale	\$1,545.00	\$1,500.00	\$1,900.00	23%
Burial	\$957.30	\$1,000.00	\$1,900.00	90%
Columbarium	\$420.71	\$250.00	\$400.00	60%

Cemetery fees were increased in 2005, 2012, 2018, 2021 and 2024. If Council chooses to move towards cost recovery, several options could be considered. In Schedule A, a review of the current fee compared with the fee required for full cost recovery is provided. Given the potential for large increases for certain services, a recommended increase has been presented.

At the current level of service (all things remaining the same) the recommended fees would result in full cost-recovery.

If Council wanted to see a phased in approach, the fees could be adjusted upwards towards recommended amount over a certain period of time (for example 2 -5 years). However, as inflation and township expenses continue to rise, it should be noted that full cost-recovery would not be achieved by the end of the phase in period and would need to be re-examined at that time. This could potentially be mitigated by an annual cola increase in addition to the other phased in fee increases.

At this time, there are four options for Council consideration:

- Status Quo (leave current fees as is, with annual increases based on comparable market rates) to be included in the annual fees and charges by-law;
- Increase specific rates to reflect more comparable fees (for example burials and columbarium rates) and amend the 2024 fees and charges by-law;
- Move to full cost recovery, as per Schedule A (recommended fees) and amend 2024 fees and charges by-law;
- Move towards full cost recovery through a phased approach (with timeframe, fee schedule and cola increased to be determined).

Staff are seeking direction on which option is preferred by Council. Depending on the direction, staff would bring back a subsequent report with an implementation plan including the recommended fees, timing and amendment to the 2024 by-law.

Should Council wish to implement fees to full cost recovery, a by-law to amend the fees and charges by-law would need to be passed. Notice would have to be provided 14 days in advance of passing the By-law.

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report for information.

ATTACHMENTS

CLK 2024-002 Schedule A current and full cost recovery fees

CLK 2024-002 Schedule B rate comparison with other municipalities

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

SCHEDULE A

073

DESCRIPTION	CURRENT FEE	INCREASE Based 2023 costs & volume	RECOMMENDED
<u>SALES does not include Care & Maintenance</u>			
Single Grave 3 ½ feet x 10 feet	\$900.00	\$1,550.00	\$1,900.00
Single niche to accommodate two urns	\$1,275.00	\$2,250.00	\$1,900.00
Scattering Garden	\$105.00		
<u>INTERMENT/INURNMENT</u>			
Adult	\$1,000.00	\$1,700.00	\$1,900.00
Child (12 years and under)	\$300.00		\$300.00
Cremated remains in standard plot	\$400.00	\$600.00	\$600.00
Double depth charge – extra	\$175.00		\$500.00
Inurnment in niche	\$250.00	\$600.00	\$400.00
Scattering garden	\$150.00		\$200.00
<u>Surcharges:</u>			
Sat funerals until 12 noon – standard burial & 12 yrs & under	\$365.00	\$550.00	\$400.00
Sat funerals until 12 noon – cremated remains & scattering garden	\$240.00		
Sat funerals until 12 noon– niche	\$130.00		
Burials inurnments that occur outside the hours of 9 a.m. – 3 p.m. Mon-Fri	\$125.00		
Statutory holidays, Easter Monday, Remembrance Day, winter burial if ordered by Public Health Standard rate plus all charges			
<u>DISINTERMENT</u>			
Standard burial	\$1,000.00	Same as interment	Same as interment
Cremated remains	\$400.00		
<u>VAULT STORAGE</u>	\$185.00	\$370.00	\$300.00
<u>STAKING FEE</u>	\$50.00	\$100.00	\$75.00

SCHEDULE B Rates (January 2024)

	WN	Shelburne	G Valley	Mapleton	Minto	Southgate	GET	UNION	GREENFIELD
SALES									
Single Grave	\$900.00	\$1,080.00	\$972.00	\$642.00	\$660.00	\$780.00	\$1,413.00	\$900.00	\$900.00
Care & maintenance	\$600.00	\$720.00	\$378.00	\$428.00	\$440.00	\$520.00	\$1,413.00	\$600.00	\$600.00
TOTAL	\$1,500.00	\$1,800.00	\$1,320.00	\$1,070.00	\$1,100.00	\$1,300.00	\$2,826.00	\$1,500.00	\$1,500.00
Niche (2 Urns)	\$1,275.00	\$2,125.00	\$1,100.00	\$900.00	\$1,105.00	\$1,462.00	N/A	\$1,700.00	\$1,530.00
Care & maintenance	\$225.00	\$375.00	\$440.00	\$600.00	\$195.00	\$258.00		\$300.00	\$270.00
TOTAL	\$1,500.00	\$2,500.00	\$1,540.00	\$1,500.00	\$1,300.00	\$1,720.00		\$2,000.00	\$1,800.00
Scattering Garden	\$105.00					\$185.40			
Care & maintenance	\$70.00					\$123.60			
TOTAL	\$175.00					\$309.00			
BURIAL									
Adult Burial	\$1,000.00	\$900.00	\$867.00	\$680.00	\$650.00	\$1,030.00	\$1,588.71	\$1,000.00	\$900.00
Saturday Charge Additional	\$365.00	\$520.00	\$433.50	\$550.00	\$500.00	\$103.00	\$857.22		\$400.00
Child (12 & under)	\$300.00	\$430.00	\$400.00		\$300.00	\$309.00	\$874.91		\$575.00
Saturday Charge	\$365.00	\$170.00	\$200.00		\$200.00	\$309.00	\$857.22		\$250.00
Cremated Rem in plot	\$400.00	500.00	\$280.00	\$300.00	\$400.00	\$412.00	\$573.67	\$500.00	
Saturday Charge	\$240.00	\$190.00	\$140.00	\$250.00	\$150.00	\$103.00	\$857.22		
Inurnment in Niche	\$250.00	\$250.00	\$280.00	\$200.00	\$150.00	\$235.00		\$250.00	\$500.00
Saturday Charge	\$130.00	\$150.00	\$140.00	\$250.00	\$100.00				\$225.00
Scattering	\$150.00					\$258.00			
Saturday Charge	\$240.00								
Disinterment standard	\$1,000.00		\$2,600.00	\$1,360.00	\$800.00	\$1,030.00	\$4,620.39		At cost
Disinterment cremated remains	\$400.00						\$608.99		
Vault Storage	\$185.00	\$200.00	\$250.00	N/C*	\$100.00	\$206.00**	\$485.77		\$175.00

*\$150.00 buried
elsewhere

**258.00
buried
elsewhere

15% surcharge
for non residents

\$275.00 buried
elsewhere



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-01-29
 MEETING TYPE: Open
 SUBMITTED BY: Karren Wallace, Director Legislative Services/Clerk
 REPORT #: CLK 2024-004
 REPORT TITLE: Award of George Kirkness Municipal Drain

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-004 Award of George Kirkness Municipal Drain;

AND FURTHER THAT Council award the project to Robinson Farm Drainage Limited at a project cost of \$340,546.00 excluding applicable taxes;

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

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- CLK 2023-032 Consideration of Final Engineer's Report for George Kirkness (Asbridge) Drain
- CLK 2022-017 being a report regarding a petition for a municipal drain
- By-law 094-2023 appoint members to the Court of Revision
- By-law 089-2023 Provision Drain By-law for construction George Kirkness Drain

BACKGROUND

The request for proposal (RFT 2023-011) for the construction of the municipal drain known as the George Kirkness (Asbridge) Drain was advertised on the Township's website December 8, 2023, and closed on January 12, 2024.

The Township received submissions from Roubos Farm Service Ltd., Dozlan Construction and Robinson Farm Drainage Limited and were reviewed by Neal Morris, P. Eng. K. Smart Associates Limited and evaluated on cost.

Robinson Farm Drainage Limited was the lowest cost that met the RFT as specified and it is recommend they be awarded this RFT.

ANALYSIS

Bidder	Bid (excluding HST)
Robinson Farm Drainage Limited	\$340,546
Roubos Farm Service Ltd.	\$429,155
Dozlan Construction	\$440,187

The Engineer's estimate for the construction was \$255,500, a variance of 131%.

CONSULTATION

N/A

FINANCIAL CONSIDERATIONS

Capital The municipal portion of the work was expenses in the 2024 capital budget in the amount of \$124,000.

ATTACHMENTS

CLK 2024-004 Schedule A Correspondence K. Smart Associates Limited
 CLK 2024-004 Schedule B Drain Tender Summary

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

January 16, 2024,

File No. 22-198

Karren Wallace
Director Legislative Services/ Clerk
Township of Wellington North
7490 Sideroad 7W, PO Box 125
Kenilworth, ON N0G 2E0

**RE: GEORGE KIRKNESS DRAIN (ASBRIDGE) TENDER BID COUNCIL CONCERNS
TOWNSHIP OF WELLINGTON NORTH**

Dear Mayor and Council:

After reviewing the tender bid from Robinson Farm Drainage Limited, it is the Engineer's recommendation the contract for the George Kirkness Drain (Asbridge) be awarded to Robinson Farm Drainage Limited. The tender bid is in order.

Further to our recommendations, we remain confident that Robinson Farm Drainage Limited can complete the work and that the contractor can reasonably deal with landowner and Council concerns. *We recommend that the Township award the tender to the **lowest bidder at \$340,546.00, Robinson Farm Drainage Limited.*** This price is 131% of the Engineer's estimate.

The Township received three tenders on January 12, 2024. The lowest bid was from Robinson Farm Drainage Limited. We have confidence that the contractor has the knowledge and equipment to complete the project.

If you have any concerns with the contractor, *please contact the undersigned* at 1-800-265-6456 ext. 240, fax 519-748-6100 and email nmorris@ksmart.ca.

Yours truly,

N. W. Morris, P. Eng.

kp

cc: Thomas Jackson (Drainage Superintendent, Twp of Wellington North)

Mayor and Council
c/o Karen Wallace, Clerk
Township of Wellington North
P O Box 125
7490 Sideroad 7 West
Kenilworth ON N0G 2E0

Item	Station	Description	Unit	Quantity	Engineer's Estimate		Robinson Farm Drainage		Roubos Farm Service		Dozlan Construction	
					Unit Price	Cost	Unit Price	Tender Price	Unit Price	Tender Price	Unit Price	Tender Price
Part A - Main Drain												
A1	-0+425 to -0+425	Install temporary Rock Sediment Trap	L.S.	1	1,500.00	\$ 1,500.00	1,000.00	\$ 1,000.00	387.00	\$ 387.00	800.00	\$ 800.00
A2	-0+425 to -0+343	Clean-out existing ditch 1m bottom	m	82	19.51	\$ 1,600.00	35.00	\$ 2,870.00	12.10	\$ 992.20	10.00	\$ 820.00
A3	-0+425 to -0+343	Seed 410m ² of ditch banks (5m width)	m ²	410	0.49	\$ 200.00	2.00	\$ 820.00	0.80	\$ 328.00	1.00	\$ 410.00
A4	-0+343 to -0+348	Install temporary Rock Sediment Trap	L.S.	1	1,500.00	\$ 1,500.00	1,000.00	\$ 1,000.00	774.50	\$ 774.50	1,200.00	\$ 1,200.00
A5	-0+343 to -0+343	Install rodent grate on existing pipe and 10m ² of rip-rap around 600mm concrete tile outlet	m ²	10	80.00	\$ 800.00	150.00	\$ 1,500.00	140.00	\$ 1,400.00	150.00	\$ 1,500.00
A6	-0+343 to -0+250	Incorporate existing 525mm concrete pipe	m	93	0	\$ -	1.00	\$ 93.00	30.20	\$ 2,808.60	2.00	\$ 186.00
A7	-0+249 to -0+249	Install 900x1200mm DICB and connect to existing tile with 5m ² of rip-rap and bird cage grate	L.S.	1	2,500.00	\$ 2,500.00	4,500.00	\$ 4,500.00	3,630.00	\$ 3,630.00	3,900.00	\$ 3,900.00
A8	-0+387 to -0+382	Taper overflow swale and 10m ² of rip-rap	m ²	10	50.00	\$ 500.00	200.00	\$ 2,000.00	64.00	\$ 640.00	150.00	\$ 1,500.00
A9	-0+331 to -0+382	Remove debris and brushing tree along overflow swale 10m width	m ²	510	1.96	\$ 1,000.00	10.00	\$ 5,100.00	12.80	\$ 6,528.00	3.00	\$ 1,530.00
A10	-0+249 to -0+382	Excavate 133m overflow swale and fill in existing low run	m	133	24.81	\$ 3,300.00	25.00	\$ 3,325.00	20.10	\$ 2,673.30	41.00	\$ 5,453.00
A11	-0+249 to -0+382	Seed 800m ² of disturbed area (6m width)	m ²	800	0.63	\$ 500.00	1.00	\$ 800.00	0.80	\$ 640.00	1.00	\$ 800.00
A12	-0+249 to -0+259	Construct 25m long 4m wide berm.	L.S.	1	2,000.00	\$ 2,000.00	2,500.00	\$ 2,500.00	3,200.00	\$ 3,200.00	850.00	\$ 850.00
A13	-0+249 to -0+060	No work required	L.S.	1	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -
A14	-0+060 to 0+000	60m of ditch cleanout	/m	60	20.00	\$ 1,200.00	30.00	\$ 1,800.00	12.10	\$ 726.00	10.00	\$ 600.00
A15	-0+060 to 0+000	Seed 300m ² of ditch bank (5m width)	m ²	300	0.67	\$ 200.00	2.00	\$ 600.00	0.80	\$ 240.00	1.00	\$ 300.00
A16	-0+007 to -0+002	Construct permanent sediment trap with 10m ² of rip-rap	m ²	10	270.00	\$ 2,700.00	150.00	\$ 1,500.00	77.40	\$ 774.00	150.00	\$ 1,500.00
A17	0+000	Taper 5m of existing road ditch 5:1	L.S.	1	100.00	\$ 100.00	500.00	\$ 500.00	332.00	\$ 332.00	420.00	\$ 420.00
A18	0+000 to 0+061	Install 61m of 900mm HDPE pipe includes gravel road restoration.	/m	61	585.25	\$ 35,700.00	600.00	\$ 36,600.00	746.50	\$ 45,536.50	545.00	\$ 33,245.00
A19	0+000 to 0+061	Seed 150m ² disturbed area (5m width)	m ²	150	0.67	\$ 100.00	1.00	\$ 150.00	0.80	\$ 120.00	4.00	\$ 600.00
A20	0+061	Install 1200x1500mm CB with 5m ² of rip-rap	L.S.	1	3,500.00	\$ 3,500.00	8,000.00	\$ 8,000.00	3,425.00	\$ 3,425.00	8,200.00	\$ 8,200.00
A21	0+061 to 0+073	Install 12m of 900mm HDPE pipe across laneway.	/m	12	875.00	\$ 10,500.00	600.00	\$ 7,200.00	468.50	\$ 5,622.00	560.00	\$ 6,720.00
A22	0+073 to 0+150	Install 77m of 900mm concrete tile.	/m	77	210.39	\$ 16,200.00	290.00	\$ 22,330.00	322.50	\$ 24,832.50	290.00	\$ 22,330.00
A23	0+073 to 0+150	Seed 400m ² disturbed area (5m width)	m ²	400	0.50	\$ 200.00	1.00	\$ 400.00	0.80	\$ 320.00	2.00	\$ 800.00
A24	0+000 to 0+058	58m of ditch clean-out 1m bottom, 2:1 side slopes, spoil to be hauled off-site	/m	58	20.69	\$ 1,200.00	50.00	\$ 2,900.00	37.60	\$ 2,180.80	25.00	\$ 1,450.00
A25	0+000 to 0+058	Seed 300m ² disturbed area (5m width)	m ²	300	0.67	\$ 200.00	1.00	\$ 300.00	0.80	\$ 240.00	2.00	\$ 600.00
A26	0+058 to 0+072	Incorporate 1600mm CSP culvert	/m		0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -
A27	0+072 to 0+337	Regrade 265m of existing ditch, 1m bottom, 10:1 side slopes	/m	265	20.00	\$ 5,300.00	10.00	\$ 2,650.00	22.10	\$ 5,856.50	27.00	\$ 7,155.00
A28	0+072 to 0+337	Seed 1700m ² of disturbed area (7m wide)	m ²	1900	0.58	\$ 1,100.00	1.00	\$ 1,900.00	0.80	\$ 1,520.00	1.00	\$ 1,900.00
A29	0+239 to 0+257	Incorporate 0.85mH 1.15mW arch CSP	/m	18	0.00	\$ -	1.00	\$ 18.00	30.20	\$ 543.60	20.00	\$ 360.00
A30	0+332 to 0+337	Taper 5m of existing road ditch 5:1 to DICB	L.S.	1	100.00	\$ 100.00	500.00	\$ 500.00	332.00	\$ 332.00	700.00	\$ 700.00
A31	0+150	Install 1200x1500mm CB with 5m ² of rip rap at STA 0+155 main drain.	L.S.	1	6,500.00	\$ 6,500.00	8,000.00	\$ 8,000.00	4,615.00	\$ 4,615.00	8,200.00	\$ 8,200.00
A32	0+000 to 0+054	Install 54m of 450mm HDPE pipe between 1200x1500mm CB at STA 0+150 main drain to 600x600mm CB at STA 0+332 overflow route.	/m	56	60.71	\$ 3,400.00	185.00	\$ 10,360.00	283.50	\$ 15,876.00	160.00	\$ 8,960.00
A33	0+000 to 0+054	Seed 400m ² disturbed area (7m width)	m ²	400	0.50	\$ 200.00	1.00	\$ 400.00	0.80	\$ 320.00	2.00	\$ 800.00
A34	0+054	Install 600x600mm DICB with 5m ² of rip rap at STA 0+364 overflow route.	L.S.	1	3,000.00	\$ 3,000.00	2,500.00	\$ 2,500.00	2,600.00	\$ 2,600.00	3,700.00	\$ 3,700.00
A35	0+150 to 0+192	Install 42m of 800m smooth steel pipe under Highway 6 by jack and bore.	L.S.	1	47,000.00	\$ 47,000.00	60,000.00	\$ 60,000.00	128,148.10	\$ 128,148.10	168,000.00	\$ 168,000.00
A36	0+192	Install 900x1200mm CB with 5m ² of rip-rap	L.S.	1	3,500.00	\$ 3,500.00	4,500.00	\$ 4,500.00	5,055.00	\$ 5,055.00	4,900.00	\$ 4,900.00
A37	0+192 to 0+294	Install 102m of 800mm concrete tile	/m	102	180.39	\$ 18,400.00	240.00	\$ 24,480.00	260.00	\$ 26,520.00	260.00	\$ 26,520.00
A38	0+192 to 0+294	Seed 500m ² of disturbed area (5m width)	m ²	500	0.60	\$ 300.00	1.00	\$ 500.00	0.80	\$ 400.00	2.00	\$ 1,000.00
A39	0+294	Install 1200x1500mm DICB with 5m ² of rip-rap	L.S.	1	4,000.00	\$ 4,000.00	8,000.00	\$ 8,000.00	3,425.00	\$ 3,425.00	6,800.00	\$ 6,800.00
A40	0+364 to 0+503	Regrade 139m of existing ditch, 1m bottom, 10:1 side slopes	/m	139	20.14	\$ 2,800.00	20.00	\$ 2,780.00	22.10	\$ 3,071.90	27.00	\$ 3,753.00
A41	0+364 to 0+503	Seed 1000m ² of disturbed area (7m width)	m ²	1000	0.60	\$ 600.00	1.00	\$ 1,000.00	0.80	\$ 800.00	1.00	\$ 1,000.00
A42	0+503	Regrade 50m of existing ditch and taper (3:1 side slopes)	/m	50	20.00	\$ 1,000.00	20.00	\$ 1,000.00	21.10	\$ 1,055.00	10.00	\$ 500.00
A43	0+294 to 0+318	Install 25m long 750mm CSP culvert under Sideroad 2E and restore gravel road	L.S.	1	18,000.00	\$ 18,000.00	22,000.00	\$ 22,000.00	12,800.00	\$ 12,800.00	13,000.00	\$ 13,000.00

Item	Station	Description	Unit	Quantity	Engineer's Estimate		Robinson Farm Drainage		Roubos Farm Service		Dozlan Construction	
					Unit Price	Cost	Unit Price	Tender Price	Unit Price	Tender Price	Unit Price	Tender Price
A44	0+318	Install 1200x900mm DICB with 5m ² of rip rap	L.S.	1	3,500.00	\$ 3,500.00	4,500.00	\$ 4,500.00	5,500.00	\$ 5,500.00	4,500.00	\$ 4,500.00
A45	0+334	Remove and re-erect 10m of existing Paige wire fence.	L.S.	10	10.00	\$ 100.00	100.00	\$ 1,000.00	64.40	\$ 644.00	500.00	\$ 500.00
A46	0+318 to 0+400	Install 81m of 750mm concrete tile	/m	82	142.68	\$ 11,700.00	180.00	\$ 14,760.00	236.50	\$ 19,393.00	190.00	\$ 15,580.00
A47	0+318 to 0+400	Seed 400m ² disturbed area (5m width)	m ²	400	0.50	\$ 200.00	1.00	\$ 400.00	0.80	\$ 320.00	1.00	\$ 400.00
A48	0+400 to 0+589	Install 193m of 525mm concrete tile	/m	189	66.14	\$ 12,500.00	130.00	\$ 24,570.00	157.50	\$ 29,767.50	135.00	\$ 25,515.00
A49	0+400 to 0+589	Seed 900m ² disturbed area (5m width)	m ²	900	0.56	\$ 500.00	1.00	\$ 900.00	0.80	\$ 720.00	1.00	\$ 900.00
A50	0+563	Remove and re-erect 10m of existing Paige wire fence	L.S.	10	10.00	\$ 100.00	100.00	\$ 1,000.00	64.40	\$ 644.00	500.00	\$ 500.00
A51	0+589	Install 1200x900mm DICB with 5m ² of rip-rap	L.S.	1	3,500.00	\$ 3,500.00	4,500.00	\$ 4,500.00	5,055.00	\$ 5,055.00	4,500.00	\$ 4,500.00
A52	0+589	Construct WASCob	L.S.	1	3,000.00	\$ 3,000.00	6,000.00	\$ 6,000.00	1,725.00	\$ 1,725.00	2,500.00	\$ 2,500.00
A53	0+589 to 0+688	Install 95m of 525mm concrete tile.	/m	99	65.66	\$ 6,500.00	130.00	\$ 12,870.00	169.50	\$ 16,780.50	135.00	\$ 13,365.00
A54	0+589 to 0+688	Seed 500m ² disturbed area (5m width)	m ²	500	0.60	\$ 300.00	1.00	\$ 500.00	0.80	\$ 400.00	1.00	\$ 500.00
A55	0+508 to 0+605	Remove existing 825mm and 600mm laneway CSP culvert and place beside fence	L.S.	1	500.00	\$ 500.00	1,000.00	\$ 1,000.00	2,680.00	\$ 2,680.00	2,000.00	\$ 2,000.00
A56	0+518 to 0+958	Regrade 440m of existing ditch 1m bottom, 10:1 side slopes	/m	440	20.00	\$ 8,800.00	5.00	\$ 2,200.00	22.10	\$ 9,724.00	18.00	\$ 7,920.00
A57	0+518 to 0+958	Seed 2600m ² disturbed area (6m width)	m ²	2600	0.62	\$ 1,600.00	0.20	\$ 520.00	0.80	\$ 2,080.00	1.00	\$ 2,600.00
A58	0+518	Regrade 15m of existing road ditch to DICB	/m	15	20.00	\$ 300.00	50.00	\$ 750.00	64.00	\$ 960.00	14.00	\$ 210.00
Sub Total (Part A):						255,500.00		333,846.00		417,681.50		434,452.00
ii) Provisional Items								131%		163%		170%
A	Increased costs to install 15m of tile by backhoe in areas of muck or wet/unstable soils, including geotextile and 300mm of clear crushed stone. (Contingency is intended to be independent of tile size. If required and authorized, would be paid in addition to regular bid item above).		/m	15			40.00	\$ 600.00	100.00	\$ 1,500.00	55.00	\$ 825.00
B	Increased costs to install 30m of tile by backhoe in areas of wet soils, including 300mm of clear crushed stone. (Contingency is intended to be independent of tile size. If required and authorized, would be paid in addition to regular bid item above).		/m	30			40.00	\$ 1,200.00	100.00	\$ 3,000.00	25.00	\$ 750.00
C	Increased costs to install 30m of tile by backhoe in areas of stoney soils, with 50mm clear crushed stone. (Contingency is intended to be independent of tile size. If required and authorized, would be paid in addition to regular bid item above).		/m	30			10.00	\$ 300.00	100.00	\$ 3,000.00	20.00	\$ 600.00
C	Extra tile connections to main drain not shown on plans, to a maximum of 5m length		/unit	3			200.00	\$ 600.00	625.00	\$ 1,875.00	300.00	\$ 900.00
D	Place 20m ² of riprap with filter fabric underlay. Price to include supply, transport and installation.		/m ²	20			100.00	\$ 2,000.00	75.00	\$ 1,500.00	90.00	\$ 1,800.00
F	The cost of 4 hours of hydro-vac truck to locate utilities not shown on drawings. Price to include disposal of material, backfill and mobilization.		hrs	4			500.00	\$ 2,000.00	320.00	\$ 1,280.00	200.00	\$ 800.00
Sub Total (Provisional and Extras):						0.00		6,700.00		12,155.00		5,675.00
TOTAL (before HST)						255,500.00		340,546.00		429,836.50		440,127.00

January 16, 2024

Township of Wellington North

Attention: Mayor Lennox and Council

Dear Mayor Lennox and Council

Re: 2024 Draft Work Plan and Budget

MVCA's 2024 draft work plan and budget has been developed based upon the services and programs included in the agreement that has been approved by all 15 of our member municipalities. This agreement allows MVCA to have the stability it needs to plan its activities until 2026. In 2024 all conservation authorities must prepare the following plans and strategies. These documents must be submitted to the Ministry of Natural Resources and Forestry by December 31, 2024:

1. Watershed Resource Management Strategy.
2. Conservation Areas Strategy
3. Conservation Lands Inventory
4. Flood & Erosion Asset Management Plan.
5. Ice Management Plan

The preparation of these plans and strategies will take a significant amount of time and funding to complete.

The attached newsletter provides additional information on MVCA's 2024 priorities.

A copy of Maitland Conservation's draft budget and cost apportionment is attached to this letter. The draft 2024 budget includes a cost apportionment increase of \$175,000. This increase is driven by cost-of-living increase, the phase in of the 2023-2027 salary grid, cost to increase capacity to improve stewardship extension and watershed health assessment services.

MVCA's Members will be finalizing the 2024 work plan and budget on Wednesday, March 20, 2024.

If your municipality would like to submit any comments on the draft work plan and or budget, please submit your comments to us by March 7, 2024.

In closing, I would like to thank you for your support in 2023 and we look forward to working with your municipality in 2024.



Matt Duncan
Chair

2023 Highlights



FLOOD & EROSION SAFETY SERVICES

- Monitoring of weather and gauge data 24 / 7. Molesworth and Harriston rain gauge stations relocated.
- Draft North Perth floodplain mapping completed.
- Updated Shoreline Hazard Mapping now available.
- Coastal Resiliency Project - connecting with shoreline communities to explore nature-based approaches to improve resiliency in a changing climate.
- Responded to high numbers of development inquiries and drain reviews - 55 Drainage Act reviews, 203 general inquiries, 120 development and alterations permissions, 83 planning reviews with comments.

CONSERVATION AREAS SERVICES

- Galbraith - lease agreement finalized with the Town of North Perth.
- Wawanosh Valley - demolition of barn and shed structures. Nine bat houses installed and monitored. Invasive species removal work.
- Lucknow Waterworks - decking on bridge replaced with support from the Township of Huron-Kinloss.
- Naftel's Creek - boardwalk and trail improvements.
- Falls Reserve - accessible washrooms and showers added.
- Brussels - severance of Logan Mill site completed.
- Over 2,000 seedlings planted at Conservation Areas.



Naftel's Creek Conservation Area

DRINKING WATER SOURCE PROTECTION

- Updated Source Protection Plans submitted to the province for approval
- Review of changes to Lucknow wellhead protection area.
- Planning staff inclusion of DWSP in application reviews.
- Communications support for the implementation of Source Protection Plans.
- Water Wise events held at the shoreline as well as in Goderich, Monkton and Dublin. Focus on providing DWSP information and facilitating sampling of private well water. Held in conjunction with local Lions clubs.



DWSP Water Wise event, 2023

WATERSHED STEWARDSHIP SERVICES

- 173 new Huron Clean Water Projects approved and six new Wellington Rural Water Quality projects approved in 2023.
- Six cover crop workshops held over the summer and three peer-to-peer stewardship workshops.
- Facilitated the planting of over 26,500 trees, 47 planting projects completed and inspected.
- Two wetland creation projects undertaken with support from the landowners and agency partners. Two dam removal projects completed, one along Naftel's Creek and one near Dungannon.
- Rural landowner and shoreline stewardship workshops held.



WATERSHED HEALTH ASSESSMENT

- Draft Forest Health Study report completed, peer review of the report also completed.
- Forest bird assessment undertaken by staff, along with 10 community volunteers and Birds Canada.
- Forest pollinator assessment and spring wildflower survey completed.
- Extensive water sampling done through the Provincial Water Quality Monitoring Network, Provincial Groundwater Monitoring Network and Pesticide Project. On-going water quality data management work.
- Preliminary surveying of watercourses done to prepare for upcoming Aquatic Health Assessment project.
- Watershed Monitoring story map added to website.

CORPORATE SERVICES

- Tours and information sessions provided for Maitland Conservation Members, municipal councillors and area MPPs.
- Draft 3-year work plan and budget developed and reviewed by Members in October.
- MOUs for Maitland Conservation services and programs now in place for all member municipalities.



2023 Maitland Conservation Members

Back row (left to right) - Alvin McClellan (Municipality of Huron East), Sharen Zinn (Municipality of Morris-Turnberry), Myles Murdock (Town of Goderich), Andrew Fournier (Township of Perth East, Municipality of West Perth), Matt Duncan (Municipality of North Perth), Evan Hickey (Township of Ashfield-Colborne-Wawanosh)

Front row (left to right) - Ed McGugan (Township of Huron-Kinloss, Municipality of South Bruce), Alison Lobb (Municipality of Central Huron), Anita van Hittersum (Township of North Huron)

Missing from photo - Ed Podniewicz (Township of Mapleton, Town of Minto, Township of Wellington North), Megan Gibson (Township of Howick)

Questions?

Contact your Maitland Conservation Member. Contact information is posted on our website at mvca.on.ca or email us at maitland@mvca.on.ca.



2024 WORK PLAN PRIORITIES

MAITLAND CONSERVATION • JANUARY 2024

Vision:
Working for a
Healthy
Environment

Mission:
To protect and
enhance water,
forests and soils



BACKGROUND

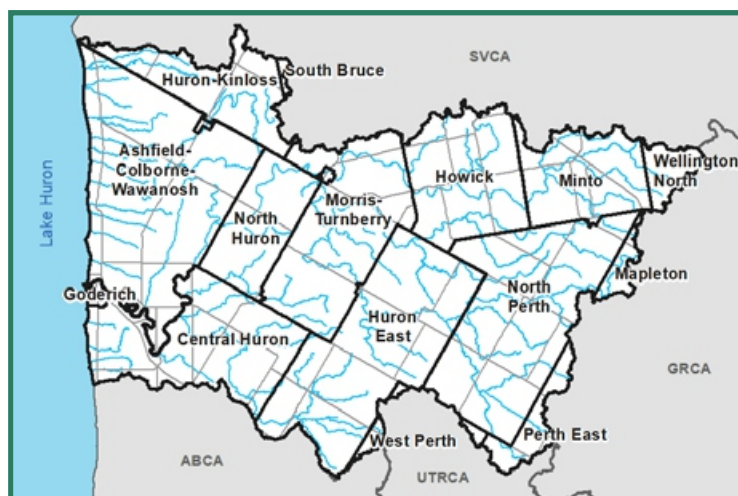
Maitland Conservation is jointly governed by its member municipalities.

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.

KEY 2024 PRIORITIES

1. Ensure Conservation Areas are safe for visitors and showcase best management practices. Undertake a Conservation Areas Strategy and Land Use Inventory.
2. Keep soil and nutrients on the land and out of watercourses.
3. Reduce the risk of loss of life and community damage from flooding and erosion.
4. Complete a Watershed Strategy under the updated Conservation Authorities Act.
5. Develop a stable financial base for services and infrastructure.





1. FLOOD & EROSION SAFETY SERVICES

Helping municipalities reduce the risk to life and property in areas prone to flooding and erosion.

Conserving features and functions of the river system and Lake Huron shoreline.

- Planning and implementing the replacement of radio telemetry equipment is a priority for the flood monitoring network in 2024.
- Finalize the Floodplain Mapping Update for the Listowel Ward in North Perth.



Repairs to precipitation gauge

Meet the provincial requirements for changes set out in the Conservation Authorities Act by December 31, 2024, including:

- Develop an ice management plan for areas prone to ice jamming.
- Develop an asset management plan for flood and erosion control structures (Goderich Bluffs, McGuffin Gully, Listowel Conduit).
- Develop a drought monitoring plan.
- Develop an outreach and education plan related to natural hazards.



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

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

Coastal Resiliency Project followup:

- Sediment restoration strategy for Goderich Harbour
- Assist shoreline municipalities to:
 1. Develop future development policies for the Lake Huron shoreline.
 2. Develop policies and procedures for dealing with the relocation of shoreline development from eroding bluffs.

2. DRINKING WATER SOURCE PROTECTION - 2024

- Governance: Maitland Source Protection Authority meetings; renewal of agreement with ABCA; approval of budget for program.
- Implementation/Technical Support: review of planning and development applications located within municipal well head and intake protection areas; amendments to Maitland Source Protection Plan to incorporate changes in wellhead protection area around wells in Century Heights subdivision located in the Township of Ashfield-Colborne-Wawanosh, and in Lucknow. Issue confirmation notices for new wells planned in Harriston and Palmerston.
- Communications: promotion of drinking water source protection program to the public.



George Taylor Conservation Area

3. 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.

Conservation Areas Strategy and Land Use Inventory: mandatory requirement of the Conservation Authorities Act to be completed by December 31, 2024. Strategy will include:

- The objectives, programs and services offered on lands owned by Maitland Conservation including policies for land acquisition and dispositions.
- Stakeholder and public consultation during the development of the strategy.
- Land use inventory of all parcels owned by Maitland Conservation.



Conservation Areas Infrastructure and Asset Management Plan

Development of this plan will guide asset management including future financial needs.



Administrative Office Renovations and Repairs

Washroom and front entrance door renovations to improve accessibility. Radon mitigation and improved air filtration.



Invasive Species Control

Buckthorn and phragmites removal and control will continue in 2024.



Falls Reserve Conservation Area Improvements

Renovations to the gatehouse will improve accessibility. Roadway and parking lot replacement at the park entrance will get underway in 2024.

4. WATERSHED STEWARDSHIP SERVICES

Maitland Conservation is working with municipalities, landowners and partners to keep soil and nutrients on the land and out of watercourses. Priority for restoration of natural areas along watercourses as well as on floodplains, river valleys and wetlands. Promote practices that improve soil health.

- Natural Areas Restoration: provide technical and financial support to landowners to plant buffers along watercourses, restore wetlands, plant windbreaks and establish natural areas on marginal farmland.
 - Promote the use of cover crops to keep soil covered during the winter months.
-
- Tree and shrub order program for landowners and municipalities.
 - Delivery and administration of County Stewardship Programs: Huron Clean Water Project, Wellington Rural Water Quality Program and assistance with Perth County Stewardship Program.
 - Healthy Lake Huron: delivery of stewardship services on behalf of OMAFRA and MECP to improve Lake Huron nearshore water quality.
 - Middle Maitland Restoration Project: targeted stewardship efforts to restore natural areas along the Middle Maitland River and its tributaries upstream of Wingham.



Seedling survival assessment



Stream buffer

5. WATERSHED HEALTH ASSESSMENT & MONITORING

On-going assessment and monitoring identifies how the health of forests and streams are changing and pinpoints problems and opportunities.

- Surface and Groundwater Monitoring - continue field work to collect water samples for the provincial surface and groundwater monitoring program. This is a mandatory service.
- Forest Health Improvement - working with landowners and practitioners to identify strategies for improving forest health.
- Aquatic Assessment Project evaluating the health of local streams and rivers gets underway in 2024.



Erin Gouthro, Forest Health Assessment

6. CORPORATE SERVICES

- **Watershed Strategy:** The preparation of a Watershed Strategy is a mandatory requirement and must be submitted to the Ministry of Natural Resources and Forestry by December 31, 2024. Corporate Services will lead the design and public consultation component of the strategy.
- **Healthy Lake Huron Terms of Reference:** Encourage MECP and OMAFRA to expand the terms of reference to include improving the health of watersheds, people, and wildlife.
- **First Nations and Metis Relationship Building:** Continue to explore interest in developing a working relationship with First Nations and Metis.
- **2025-2027 Work Plan and Budget Forecast:** Update Maitland Conservation's three-year forecast.



Falls Reserve Conservation Area, photo by Tom Samworth



Naftel's Creek Conservation Area, photo by Jesse Paul

Comments or Questions?

If you have questions please contact your Maitland Conservation Member.

If your municipality would like to submit comments on the work plan or budget, please submit them to us by March 7, 2024. Comments may be sent to:

Phil Beard, General Manager - Secretary Treasurer
pbeard@mvca.on.ca

Connect With Us

[w] mvca.on.ca

[e] maitland@mvca.on.ca

[t] 519-335-3557



[maitlandconservation](https://www.facebook.com/maitlandconservation)



[@maitlandvalley](https://twitter.com/maitlandvalley)

Operating Budget Summary - Maitland Valley Conservation Authority

Table 1

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ITEM	Revenue	Levy Funds	Deferred Revenue	Reserve Funds	Expense	NET Surplus/ Deficit
Corporate Services						
Administration	77,349	294,296			371,645	
Financial Management		114,256			114,256	
Governance		16,600			16,600	
Services Areas Support		57,450			57,450	
Communications, IT, GIS	2,000	230,824			232,824	
Total	79,349	713,426			792,775	
Flood Safety Services						
Flood Control Structures		3,026			3,026	
Erosion Control Structures		1,600			1,600	
Flood Forecasting and Warning	36,424	260,710			297,134	
Hazard Prevention		24,507			24,507	
Natural Hazard Information		68,935			68,935	
Regulations	90,000	223,059			313,059	
Total	126,424	581,837			708,261	
Watershed Stewardship Services						
Watershed Monitoring and Reporting	2,000	140,832			142,832	
Extension Services		171,573			171,573	
Forestry Services	142,200			29,584	171,784	
Total	144,200	312,405		29,584	486,189	
Conservation Areas Management Services						
Management/Development/Operations	10,250	297,513			307,763	
Motor Pool	47,414				25,570	21,844
Total	57,664	297,513			333,333	21,844
Campgrounds						
Falls Reserve Conservation Area	658,100				644,847	13,253
Wawanosh Park Conservation Area	20,532				19,938	594
Total	678,632				664,785	13,847
Drinking Water Source Protection Implementation						
Source Water Protection	22,950				22,950	
Total	22,950				22,950	
Net Operating Budgets	1,109,219	1,905,181		29,584	3,008,293	35,691

Project Budget Summary - Maitland Valley Conservation Authority

Table 2

090

ITEM	Revenue	Levy Funds	Special Levy Funds	Deferred Revenue	Working Capital Reserves	Forest Management Reserves	Motor Pool Reserves	Expense	Net Surplus / Deficit
Corporate Services Projects									
Administration Centre		74,800			59,200			134,000	
GIS/IT Management/Communications		25,200			30,800			56,000	
Total		100,000			90,000			190,000	
Flood and Erosion Safety Services Projects									
Flood Forecasting Monitoring Network		20,000						20,000	
North Perth Shoreline Mapping Update (FHIMP)	113,000							113,000	
Total	113,000	20,000						133,000	
Watershed Stewardship Services Projects									
Watershed Health Assessment Project	64,200			11,975	14,492			90,667	
Carbon Footprint Initiative				3,262				3,262	
Garvey Glenn Coordination	85,000			39,930				53,004	71,926
Middle Maitland Headwaters Restoration	5,000			50,000				50,050	4,950
Huron Clean Water	504,055							504,055	
Watershed Stewardship Projects				4,786				4,786	
Nature Based Climate Solutions	97,998							90,000	7,998
OMAFRA COA	8,000			8,000				8,000	8,000
ECCC Stream Restoration and Natural Hazards Outreach &	10,000							10,000	
Total	774,253			117,953	14,492			813,824	92,874
Conservation Area Projects									
Forestry Management	6,000					15,000		21,000	
Vehicles/Equipment Replacement	13,000						57,000	70,000	
Carbon Sequestration Planting							500	500	
Conservation Area Projects	2,500				10,400			10,400	2,500
Total	21,500				10,400	15,000	57,500	101,900	2,500
Net Project Budgets	908,753	120,000		117,953	114,892	15,000	57,500	1,238,724	95,374

2024 Draft Cost Apportionment Schedule Increase Amount: \$175,000 Municipality	% of Municipality In Watershed	2023 CVA (modified) in Watershed \$	Municipal Population in CA jurisdiction	CVA Based Apportionment Percentage	2023 Approved General Levy	2024 Draft General Levy	\$ Increase from Prior Year	2024 Draft Total Levy
Ashfield-Colborne-Wawanosh Twp.	100	\$1,338,594,680	4,620	12.4257	\$ 231,534	\$ 251,643	\$ 20,109	\$ 251,643
Central Huron Municipality	76	\$1,025,418,790	4,710	9.5186	\$ 178,147	\$ 192,769	\$ 14,622	\$ 192,769
Goderich Town	100	\$1,145,982,784	6,245	10.6378	\$ 198,931	\$ 215,435	\$ 16,504	\$ 215,435
Howick Twp.	92	\$476,723,985	2,672	4.4253	\$ 82,896	\$ 89,620	\$ 6,724	\$ 89,620
Huron East Municipality	72	\$1,124,550,003	5,760	10.4388	\$ 194,807	\$ 211,405	\$ 16,598	\$ 211,405
Huron-Kinloss Twp.	43	\$647,570,164	2,511	6.0112	\$ 111,827	\$ 121,738	\$ 9,911	\$ 121,738
Mapleton Twp.	5	\$96,841,174	385	0.8989	\$ 16,689	\$ 18,204	\$ 1,515	\$ 18,204
Minto Town	64	\$748,757,259	4,155	6.9505	\$ 129,241	\$ 140,760	\$ 11,519	\$ 140,760
Morris/Turnberry Municipality	95	\$560,702,290	2,741	5.2048	\$ 97,207	\$ 105,407	\$ 8,200	\$ 105,407
North Huron Twp.	100	\$603,628,746	3,935	5.6033	\$ 104,361	\$ 113,477	\$ 9,116	\$ 113,477
North Perth Municipality	98	\$2,447,981,384	10,828	22.7238	\$ 410,187	\$ 460,196	\$ 50,009	\$ 460,196
Perth East Twp.	9	\$189,777,262	857	1.7616	\$ 33,177	\$ 35,676	\$ 2,499	\$ 35,676
South Bruce Municipality	1	\$20,804,299	71	0.1931	\$ 1,309	\$ 3,912	\$ 2,604	\$ 3,912
Wellington North	16	\$294,847,208	1,472	2.7370	\$ 51,124	\$ 55,429	\$ 4,305	\$ 55,429
West Perth Municipality	3	\$50,586,083	225	0.4696	\$ 8,744	\$ 9,510	\$ 766	\$ 9,510
Total		\$10,772,766,111	51187	100.0000	\$ 1,850,181	\$ 2,025,181	\$ 175,000	\$ 2,025,181

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

BY-LAW NUMBER 005-2024

BEING A BY-LAW TO AMEND RESTRICTIVE COVENANTS .

WHEREAS Sharon Farms is the beneficial owner of the of the lands and premises described in Schedule "A" (the "Subject Property");

AND WHEREAS on August 13, 2018, the Township of Wellington North registered a Notice against the Subject Property by Instrument Number WC545630 including Schedule "B" Development Covenants and Restrictions (the "Restrictive Covenants");

AND WHEREAS the Township of Wellington North and Sharon Farms desire to amend the Restrictive Covenants:

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

1. **THAT** the restrictive covenants be amended pursuant to the Schedule attached hereto.

READ AND PASSED THIS 15th DAY OF JANUARY, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SCHEDULE A
AGREEMENT TO AMEND RESTRICTIVE COVENANTS

This Agreement made this 29th day of January, 2024,

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
(the "Township of Wellington North")

-and-

SHARON FARMS & ENTERPRISES LIMITED
(the "Sharon Farms")

WHEREAS Sharon Farms is the beneficial owner of the of the lands and premises described in Schedule "A" (the "Subject Property");

AND WHEREAS on August 13, 2018, the Township of Wellington North registered a Notice against the Subject Property by Instrument Number WC545630 including Schedule "B" Development Covenants and Restrictions (the "Restrictive Covenants");

AND WHEREAS the Township of Wellington North and Sharon Farms desire to amend the Restrictive Covenants:

NOW THEREFORE the parties, in consideration of the premises and mutual covenants contained herein, the sum of two dollars (\$2.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Restrictive Covenants shall be amended pursuant to Schedule "B1".
2. The Township of Wellington North shall register Schedule "B1" against the Subject Property.
3. Sharon Farms shall reimburse the Township of Wellington North for the cost of the preparation of this agreement and the registration of Schedule "B1".
4. There is no representation, warranty, collateral agreement or condition affecting this agreement other that expressed herein.
5. Time shall be of the essence.
6. All notices in respect of this agreement shall be deemed to have been given if delivered by hand or mailed by ordinary mail, postage prepaid, addressed to:

The Township of Wellington North:

Township of Wellington North
ATTENTION: Clerk
7490 Sideroad 7 W
P.O. Box 125
Kenilworth, ON N0G 2E0

Sharon Farms:

Peter Daniel Schlegel
108 Jensen Road
London, ON N5V 5A4

If mailed, such notices shall be deemed to be delivered on the fifth business day from the date it was mailed.

- 7. Schedules "A" and "B1" form part of this agreement.
- 8. This agreement may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same document.
- 9. If any provision of this agreement shall be held to be invalid or unenforceable, then the remaining provisions shall not be affected, and shall be valid and enforceable.

IN WITNESS WHEREOF, the parties have executed this agreement effective on the date first written above.

The Corporation of the Township of Wellington North

PER: Andrew Lennox, Mayor

PER: Karren Wallace, Clerk

We have the authority to bind The Corporation of the Township of Wellington North

Sharon Farms & Enterprises Limited

PER: Peter Schlegel, President

I have the authority to bind the Corporation.

SCHEDULE "A"
LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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

PT LT A SURVEY BODLEY'S MOUNT FOREST; PT LT B SURVEY BODLEY'S MOUNT FOREST; PT LT C SURVEY BODLEY'S MOUNT FOREST AS IN DN25240 EXCEPT PTS 1 – 6 60R1518 AND EXCEPT PT 8, 61R11525; S/T & T/W DN25240; T/W RON70064; WELLINGTON NORTH; SUBJECT TO AN EASEMENT OVER PT 7, 61R11525 IN FAVOUR OF PT 1, 60R2400 AS IN WC299117; SUBJECT TO AN EASEMENT OVER PT 4, 61R11525 IN FAVOUR OF PT 1, 60R2400 AS IN WC299118; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 4 & 5, 61R11525 AS IN WC299122

PIN: 71055-0142 (LT)

LRO: #61

SCHEDULE "B1"
AMENDMENTS TO THE
DEVELOPMENT COVENANTS AND RESTRICTIONS
NOTICE REGISTERED 2018 08 13
BY INSTRUMENT WC545630
PIN: 71055-0142

The above noted Instrument is Amended as follows:

1. Paragraph 1.(a) is removed and replaced as follows:

The Owner covenants and agrees to develop and construct a medical facility with a minimum building coverage of fifteen percent (15%) of the total area of the Property. The Owner further covenants and agrees to commence construction on or before May 1, 2027 of a permanent building on the Property with complies with permitted uses of the Property's zoning and to substantially complete the construction of the said building in conformity with an approved site plan on or before May1, 2028.

2. All references to Purchaser mean reference to Owner.
3. All other terms and conditions of the Development Covenants and Restrictions remain in effect.

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

BY-LAW NUMBER 006-2024

**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
JANUARY 29, 2024**

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 January 29, 2024 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 AND PASSED THIS 29TH DAY OF JANUARY, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK