

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF REGULAR COUNCIL MEETING – DECEMBER 11, 2023 AT 2:00 P.M.  
CLOSED SESSION PRIOR TO OPEN SESSION AT 1:30 P.M.  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH  
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING  
<https://www.youtube.com/watch?v=Qk-Bv7egMGo>**

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

**Staff Present:**  
**Chief Administrative Officer:** Brooke Lambert  
**Director of Legislative Services/Clerk:** Karren Wallace  
**Deputy Clerk:** Catherine Conrad  
**Chief Building Official:** Darren Jones  
**Director of Finance:** Jerry Idialu  
**Human Resources Manager:** Amy Tollefson  
**Economic Development Officer:** Dale Small  
**Senior Project Manager:** Tammy Stevenson  
**Manager of Transportation Services:** Dale Clark  
**Manager Environment & Development Services:** Corey Schmidt  
**Compliance Analyst:** Sara McDougall  
**Recreation Service Manager:** Tom Bowden  
**Director of Fire Services:** Chris Harrow  
**Senior Planner:** Jessica Rahim

### **CALLING TO ORDER**

Mayor Lennox called the meeting to order.

### **ADOPTION OF THE AGENDA**

RESOLUTION: 2023-451

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Agenda for the December 11, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

### **DISCLOSURE OF PECUNIARY INTEREST**

Councillor Burke declared an indirect pecuniary interest with the following:

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

- a. Report DC 2023-033, Consent Application B90-23 Alette Holsteins Ltd. as her employer prepared appendices for these items.

**CLOSED MEETING SESSION**

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

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

RESOLUTION: 2023-452

Moved: Councillor McCabe

Seconded: Councillor Renken

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:

- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

CARRIED

1. REPORTS

- Report EDO 2023-025 455 Dublin Street, Mount Forest
- Report TR 2023-013 2024 – Government Grant – 2024 Allocation

2. REVIEW OF CLOSED SESSION MINUTES

- November 20, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-453

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:48 p.m.

CARRIED

RESOLUTION: 2023-454

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive report EDO 2023-025, 455 Dulin Street, Mount Forest

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-455

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2023-013 2024 – Government Grant – 2024 Allocation

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-456

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the November 20, 2023 Council Meeting.

CARRIED

## O'CANADA

## COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

The County Budget is not complete, but it appears a 4.8% increase to the tax levy. Included in the budget is the beginning of bridge replacements along Wellington Road 109 east of Arthur. The ten-year plan has one bridge per year being replaced in the next four years. The bridge replacement plan includes partial road closure with one lane of traffic being open. There is some possibility that more than one bridge could be done at a time. He would welcome feedback on that possibility. The first bridge anticipated is the one closest to Arthur.

Rural broadband is believed to have widely accessible broadband to all urban and rural residents in southwestern Ontario by the end of 2025. There may be some gaps, but SWIFT is working on finding ways to fill those gaps. There is only a little bit of Wellington North south of Arthur in the SWIFT project. They are trying to find people along those routes to have a box in their home to measure speed to ensure service quality that was anticipated with the installation is actually realized.

Homelessness is a growing problem across Guelph Wellington. It may be seen in our rural areas as well. If you see someone who is homeless or struggling contact Social Services. They have outreach workers to help people connect with services available.

## PRESENTATIONS

1. Michael Meunier, Project Lead, New Horizons
  - Report CLK 2023-039, New Horizons Seniors Helping Seniors

Mr. Meunier provided information about the programs offered, content, and statistics for the Novice Learners and the Experienced Learners programs. The programs are delivered in-person at no cost to participants. Thirty-one people enrolled in the Novice Learners program and twenty-nine people enrolled in the Experienced Learners program.

RESOLUTION: 2023-457

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-039 New Horizons Seniors Helping Seniors;

AND THAT staff be directed to apply for a grant in 2024 if funding becomes available.

CARRIED

### **RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT**

RESOLUTION: 2023-458

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the December 11, 2023 Regular Meeting of Council at 2:23 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

### **COMMITTEE OF ADJUSTMENT**

- A13/23 Pinestone Construction (185 & 187 Schmidt Dr)
- A14/23 Pinestone Construction (180 & 182 Schmidt Dr)
- A16/23 Pinestone Construction (207, 209, 211 & 213 Schmidt Dr)
- A17/23 Pinestone Construction (217, 219, 221 & 223 Schmidt Dr)

### **RESUME REGULAR MEETING OF COUNCIL**

RESOLUTION: 2023-459

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the December 11, 2023 Regular Meeting of Council at 3:02 p.m.

CARRIED

### **ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING**

1. Regular Meeting of Council, November 20, 2023

2. Special Meeting of Council, November 29, 2023

RESOLUTION: 2023-460

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on November 20, 2023 and the Special Meeting of Council held on November 29, 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, 1c, 2a, 2d

**ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION**

RESOLUTION: 2023-461

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT all items listed under Items For Consideration on the December 11, 2023 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #9-2023 held on September 20, 2023 and Membership Meeting #10-2023 held on October 18, 2023.

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 October 19, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report Prepared by Jessica Rahim, Senior Planner, County of Wellington, regarding 210 Gordon Street, Arthur, Zoning By-law Amendment ZBA20/23 - 9407949 Ontario Limited (Harvest View Estates);

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

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-034 regarding the Final Approval of the Cordon Canada Ltd. Site Plan Control Agreement.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-036 regarding the Final Approval of the 2763605 Ontario Inc. Site Plan Control Agreement.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-15 being a report on the City of Guelph By-law Enforcement Services;

AND THAT the Council of the Township of Wellington North authorizes the Mayor and Clerk to sign the by-law to enter into an agreement with the City of Guelph for the purposes of providing By-law Enforcement Services to the Township of Wellington North.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-16 being the Building Permit Review for the month of October 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-17 being the Building Permit Review for the month of November 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated December 4, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive Report FIRE 2023-04 being a report on the awarding of purchase of a SCBA fill station and compressor;

AND THAT Council accept this report and award the purchase to AJ Stone for a SCBA fill station and compressor for the amount of \$62,447 +HST.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2023-043 being a report on Public Information Centre – Capital Projects.

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-044 being a report on Traffic regulation by-law update and to repeal By-law 130-22;

AND THAT Council approve the housekeeping amendments identified within this report;

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

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2023-045 being a report on the Township's Drinking Water Quality Management System (DWQMS) – 2023 Management Review Meeting Minutes.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2023-040 Heritage Designation.

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2023-014 Township of Wellington North Strategic Plan Implementation for information;

AND THAT Council of the Corporation of the Township of Wellington North endorse the implementation work-plan in principle;

AND FURTHER THAT Council directs staff to report back on the progress of the plan bi-annually.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Barclay Nap, President, Wellington Federation of Agriculture regarding battery storage systems in Wellington County.

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence from Mayor Andrew Lennox to Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated November 30, 2023, regarding proposed legislation to reverse previous decisions on Municipal Official Plans/Official Plan Amendments.

THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest Community Garden Update.

THAT the Council of the Corporation of the Township of Wellington North receive the Saugeen Valley Conservation Authority 2024 Authority Meeting Schedule.

CARRIED

**CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION**

RESOLUTION: 2023-462

Moved: Councillor Renken

Seconded: Councillor Hern

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

CARRIED

RESOLUTION: 2023-463

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Wellington North Cultural Roundtable Committee meeting held on November 29, 2023.

CARRIED

Burke removed herself from the meeting as she had previously declared a conflict with Report DC 2023-033.

RESOLUTION: 2023-464

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-033 being a report on Consent Application (Severance) B90-23 known as Part Lot 6, Concession 5 in the former Township of Arthur.

AND FURTHER THAT the Council of the Township of Wellington North support consent application B90-23 as presented with the following conditions:

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

- THAT the severed lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department.

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 meeting.

RESOLUTION: 2023-465

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-035 regarding the Final Approval of the Robert's Farm Equipment Sales Inc. Site Plan Control Agreement.

CARRIED

### **NOTICE OF MOTION**

No notice of motion tabled.

### **COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor Burke (Ward 2):

- Mount Forest BIA held a successful tree lighting event on November 24th.
- Mount Forest Aquatics Committee arranged a successful walking Christmas Home tour on November 25th with five homes participating.
- Mount Forest BIA meeting to be held December 12th.

Councillor Hern (Ward 3):

- Mount Forest Chamber of Commerce and Arthur BIA meetings this week.
- Arthur Chamber of Commerce Meeting scheduled for December 13th has been cancelled.
- Grand River Conservation Authority AGM is December 15th.

Councillor McCabe (Ward 4):

- ROMA final 2023 meeting was held on Friday, December 8th. He will bring report to Council in the new year.

### **BY-LAWS**

- a. By-law Number 112-2023 being a by-law to enter into a Mutual Drain Agreement with Maple Lane Farm Service Inc., Wyholm Farms Limited, Crescendo Farms Inc., Laverne and Erma Weber and The Township of Wellington North
- b. By-law Number 113-2023 being a by-law to adopt a budget including estimates of all sums required during 2024 for operating and capital, for purposes of the municipality



- c. By-law Number 114-2023 being a by-law to regulate traffic in the Township of Wellington North and to repeal By-law No. 130-2022
- d. By-law Number 115-2023 being a by-law to authorize an Agreement for By-law Compliance Services
- e. By-law Number 116-2023 being a by-law to provide for an interim tax levy on all assessment within specific tax classes and to provide a penalty and interest rate for current taxes in default and tax arrears
- f. By-law Number 117-2023 being a by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2024
- g. By-law Number 118-2023 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for The Township of Wellington North (Harvest View Estates)

RESOLUTION: 2023-466

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT By-law Number 112-2023, 113-2023, 114-2023, 115-2023, 116-2023, 117-2023 and 118-2023 be read a First, Second and Third time and enacted.

CARRIED

### CULTURAL MOMENT

- Celebrating Christmas time in Pioneer Canada

At Christmastime in pioneer Canada, the tree wasn't loaded with gifts, but those small log cabins were filled with love. Most pioneer families did not put up a Christmas tree, as log cabins were too small and most United Empire Loyalists were of English, Scottish, and Irish descent and the Christmas tree did not originate in those countries.

The Christmas tree came to Canada with settlers from Pennsylvania who were of German descent. When Queen Victoria's husband, Prince Albert, introduced the Christmas tree to England, then Canada took on the tradition.

British families had a custom of hanging greens. This was more appropriate in the cabins of Upper Canada. English greens consisted of ivy, mistletoe, and holly. These were not available during the winter months, so evergreen boughs were hung and made into garlands. They also had the Christmas tradition of the kissing ball. In Upper Canada, a garland was woven into a hanging ball that hung from the rafters. This ball took the place of the Christmas tree. Children made figures out of straw and yarn to decorate the Christmas ball and garland. Cookie dough figurines and gingerbread men were not used to decorate the tree until after 1860.

Stockings were hung on the mantle or bedposts. A gingerbread man may have been included, but it would have been molded by hand. Wooden rocking horses were often made for small children. The carver added a horsehair mane and tail; then, painted eyes and a saddle. The horse was a magnificent specimen of early Canadian handcrafts. It may look rustic, but it was made with love. Children made gifts for parents and siblings: potpourri, sachet, and pomander balls. Girls as young as five-

years-old could hem by hand and knit. Candy and cookies were made. The candy (fruit juice and peppermint flavours) were shaped into sticks or balls. Wild turkey or goose was served along with mincemeat pie and plum pudding made with hand-gathered fruit.

Knox Presbyterian Church in Conn has had an annual display of Nativities and International Christmases for the past 5 years. There are 500 plus nativities, as well as over 100 angels and the Christmas traditions of international countries along with a cookie recipe. The display is held on the first weekend of December each year.

Submitted by Councillor Penny Renken, Wellington North Cultural Roundtable

**CONFIRMING BY-LAW**

RESOLUTION: 2023-467

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 119-23 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on December 11, 2023 be read a First, Second and Third time and enacted.

CARRIED

**ADJOURNMENT**


RESOLUTION: 2023-468

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Regular Council meeting of December 11, 2023 be adjourned at 3:20 p.m.

CARRIED

DocuSigned by:  
  
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**MAYOR**

DocuSigned by:  
*Karren Wallace*  
F867115C71324C9...  
**CLERK**