

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – FEBRUARY 12, 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=jti_wgygrUE**

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
Executive Assistant to CAO:	Tasha Grafos
Director of Finance:	Jerry Idialu
Human Resources Manager:	Amy Tollefson
Chief Building Official:	Darren Jones
Manager Environment & Development Services:	Corey Schmidt
Compliance Analyst:	Sara McDougall
Manager Community & Economic Development:	Mandy Jones
Economic Development Officer:	Dale Small
Recreation Service Manager:	Tom Bowden
Director of Fire Services:	Chris Harrow
Manager of Development Planning:	Curtis Marshall
Risk Management Official:	Kyle Davis

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2024-044

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Agenda for the February 12, 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:

- a. Report DEV 2024-007 Consent Application B103-23, Elgin Wellington Inc., c/o Paolo Pambianchi

As her employer prepared appendices for the application.

BY-LAW

- a. By-law Number 011-2024 being a by-law to appoint an Acting Deputy Clerk for the purpose of Item 1b) HR 2024-001 CAO Remuneration on the February 12, 2024 Closed Meeting Agenda

RESOLUTION: 2024-045

Moved: Councillor Burke

Seconded: Councillor Renken

THAT By-law Number 011-2024 be read and passed.

CARRIED

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;

(d) labour relations or employee negotiations;

RESOLUTION: 2024-046

Moved: Councillor McCabe

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:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(d) labour relations or employee negotiations;

CARRIED

1. REPORTS

- INF 2024-001 Arthur Land Purchase
- HR 2024-001 CAO Remuneration

2. REVIEW OF CLOSED SESSION MINUTES

- January 29, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-047

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 1:51 p.m.

CARRIED

RESOLUTION: 2024-048

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-001 Arthur Land Purchase;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-049

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive HR 2024-001 CAO Remuneration;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-050

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the January 29, 2024 Council Meeting.

CARRIED

O'CANADA

PRESENTATIONS

1. Report CAO 2024-003, 2023 Year in Review

CAO Brooke Lambert presented the 2023 Year In Review. The review provides the community with an overview of who is on Council, an overview of how the Township is staffed, different programs and services we provide, a Mayor's message, and highlights from all of our core service areas. This document is key to communicating with the public about how we work towards our strategic plan. We worked closely with the community to establish priorities and deliver core services.

Highlighted activities from last year included:

- Over 400 community members attended our two Volunteer and Newcomer celebrations.
- New and expanded programming with pickleball, more pool hours and spaces for Summer Day Camp, and Seniors technology Program.
- Wellington North Culture Days
- Partnered with Lynes Blacksmith Shop for a successful RED application.
- Wellington North Farmers Market 11th year.
- Attended various job fairs and recruitment activities.
- Moving forward on the Mount Forest Aquatics Centre.
- Upgrades to our recreation facilities in Mount Forest and Arthur.
- Facility repairs and upgrades as well as new equipment.

- Supporting events such as the Mount Forest Fireworks Festival, Canada Day, Louise Marshall Hospital Foundation Gala.
- Various infrastructure projects and planning

In October 2023 Council approved the 2024 Strategic Plan that included extensive consultation with Council, the community, and staff. The primary goal identified was to build a safe, sustainable, and welcoming community. Three priority areas identified were shaping and supporting sustainable growth; delivering quality, efficient community services aligned with the Township's mandate and capacity; and enhancing information sharing and participation in decision making. Some of the work already started includes work on the Growth Management Action Plan and creating a community advisory committee; fire services review; working with community partners to protect trees; and community satisfaction survey and enhancing public consultation opportunities.

RESOLUTION: 2024-051

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2024-003, 2023 Year in Review.

CARRIED

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-052

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the February 12, 2024 Regular Meeting of Council at 2:12 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A01/24, Wayne Gingrich, Minor Variance

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2024-053

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the February 12, 2024 Regular Meeting of Council at 2:24 p.m.

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

Items for Consideration, 2. Planning, a. Report DEV 2024-007, Consent Application B103-23, Elgin Wellington Inc., c/o Paolo Pambianchi

Councillor Burke left the meeting as she had previously declared an indirect interest with the report.

Sue Doherty and Doreen Hunter, representing Robert Hunter-Bechard owner of 244 Wellington Street West, expressed concerns regarding the proposed severance application. A letter of objection that they sent to the County Land Division Committee was provided to Council's. It is their opinion the sketch included in the application shows the proposed building will be on Mr. Hunter-Bechard's driveway as well as the hedge row. They requested that Council look at the property before a decision is made and stated that the proposal is not in conformity with the desirability of the neighbourhood.

Mayor Lennox explained that Council doesn't have any decision authority and is just a commenting agency with commenting geared to ensuring services can be provided, and that the necessary conditions are added to the severance process to ensure it doesn't end up in conflict with our policies. Regarding the survey, normally a survey sketch is created by the applicant without a formal survey. Once approval is granted a formal survey will be required.

Through continued discussion the deputants were advised that locating a property boundary is outside of the jurisdiction of the municipality or the County and would be up to the two property owners to determine that as well as the fact if a new house is built on the property it would have to meet the zoning setback and be located 1.2 m from the property line.

Councillor Burke returned to the meeting.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, January 29, 2024
2. Public Meeting, January 29, 2024

RESOLUTION: 2024-054

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on January 29, 2024 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

2a, 3a, 3b, 4b, 5a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-055

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT all items listed under Items for Consideration on the February 12, 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 Arthur Chamber of Commerce Directors Meeting held on January 10, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Summary of the General Membership Meeting held on January 26, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Aquatics Ad-Hoc Advisory Committee meeting held on January 30, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated February 6, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive Report ENV 2024-001 being a report on the Township's 2023 Drinking Water Systems Annual & Summary Report;

AND FURTHER THAT Council directs staff to submit the report to the applicable agencies and make the report available to the public.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2024-005 Traffic Calming intersection Durham and Normanby Streets; AND THAT Council authorize the installation of regulatory signs on Durham Street east and west at the intersection of Durham and Normanby to create an all-way stop intersection;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to amend By-law 130-2022 being a by-law to regulate traffic.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report JHSC 2024-001 being the Joint Health and Safety Committee 2023 Annual Report.

THAT the Council of the Corporation of the Township of Wellington North receive the email correspondence, dated January 26, 2024, from Eowyn Spencer, Executive Assistant, Grand River Conservation Authority regarding Submission of Grand River CA Confirmation of Completion of Transition Period, and Final Inventory of Programs & Services – O.Reg 687/21 under the Conservation Authorities Act.

THAT the Council of the Corporation of the Township of Wellington North receive The Corporation of the County of Wellington Notice of Adoption with respect to an Official Plan Amendment to the County of Wellington Official Plan, Section 22 of the Planning Act Re: OPA #124, Pt Park Lot 4 RP 61R-6919 Part 1; 440 Wellington Street East, Mount Forest.

THAT the Council of the Corporation of the Township of Wellington North receive the Township of Wellington North Notice of 2024 Sanitary Allocation Applications, dated February 6, 2024.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

Councillor Burke left the meeting as she had previously declared an indirect interest with Report DEV 2024-007, Consent Application B103-23, Elgin Wellington Inc.

RESOLUTION: 2024-056

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DEV 2024-007 Consent Application B103-23, Elgin Wellington Inc.

AND THAT Council support consent application B102-23 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 daylight triangles as described in the Municipal Servicing Standards of corner lots that are adjacent to roadways are to be deeded to the Township at the expense of the Owner;
- THAT the Owner confirms location of the existing water service and sanitary sewer service by utility locates including field line painting and electronic copy on private property for the retained lot to ensure it is entirely within the retained lands;
- THAT the Owner provide a CCTV of the existing sanitary sewer service for 234 Wellington Street West from house foundation to sanitary sewer main to confirm location, material and condition. CCTV footage to be provided to the Township for review of existing service for approval of reuse. If it is determined by the Township that the existing sanitary sewer service is not suitable for reuse a new sanitary sewer service will be installed at the Owner's expense as part of the Development Agreement;
- THAT the Owner pays the applicable fees and enters into a Development Agreement with the Township of Wellington North for the purposes of satisfying all the requirements to service the severed and/or retained lot to the satisfaction of the Township. The Owner is required to submit a Grading, Drainage, and Servicing Plan(s) prepared by a Professional Engineer of Ontario for Township of Wellington North review and approval. Plans to include design elements found in the Township's Municipal Servicing Standards including driveway entrance, full road restoration and service material and product found on Table 2, to the satisfaction of the Township. Full

engineering and construction costs for installation of services will be at the expense of the Owner;

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: 2024-057

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-004, Wellington North Farmers Market 2024 Season;

AND FURTHER THAT Council approve the WNFM Roles and Responsibilities Agreement with the Victory Church and Community Centre;

AND FURTHER THAT the Economic Development Officer be authorized to sign the Agreement;

AND FURTHER THAT Council direct staff to prepare the necessary temporary road closure permit application for each Saturday from June 15th to Sept. 28th, from 8:30am to noon, for the portion of 320 King St. E. at the Fairgrounds entrance in Mount Forest.

CARRIED

RESOLUTION: 2024-058

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-005 being a report on National Volunteer Week and the upcoming Volunteer Celebration and Newcomer Welcome;

AND THAT Council supports the Mayor's proclamation, proclaiming April 14th – 20th, 2024, as National Volunteer Week;

AND FURTHER THAT Council invites all volunteers and newcomers in our community to join us on Thursday April 18th, 2024, from 4:30pm -7:00pm at the Arthur & Area Community Centre for a Volunteer Celebration and Newcomer Welcome.

CARRIED

RESOLUTION: 2024-059

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report TR 2024-001 financing strategies for the Arthur Wastewater Treatment Plant – Phase 2 Upgrade;

AND THAT Council acknowledge the necessity of a blended financing approach, which may include; Own Source Funds, Grant Funding, Developer Upfront Costs, and the exploration of a Municipal Service Corporation (MSC);

AND FURTHER THAT Council direct staff to apply for grant funding through the Housing-Enabling Water Systems Fund and to explore other opportunities as appropriate;

AND FURTHER THAT Council direct staff to allocate an initial \$3,645,000 million from Own Source Funds representing 27% of the total project cost, fulfilling the application requirements of Housing-Enabling Water Systems Fund;

AND FURTHER THAT Council direct staff to return with a detailed report assessing the total accumulated funds after hearing back on the status of the Housing-Enabling Water System Fund grant application and the remaining balance required for the project, and to maintain open communication with the County of Wellington for potential loan opportunities for this balance;

AND FURTHER THAT Council direct staff to develop a framework for front-end agreements with developers for future consideration;

AND FURTHER THAT Council authorize the exploration and feasibility of establishing a Municipal Service Corporation (MSC) for this and future major capital projects.

CARRIED

RESOLUTION: 2024-060

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-002 Parking Control;

AND THAT Council authorize the installation of regulatory signs as required;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to amend By-law 6000-2023 being a by-law to regulate parking.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Cultural Roundtable Meeting on February 15th.
- The Mount Forest BIA Winter Family Funfest is taking place February 17th.

Councillor McCabe (Ward 4):

- SVCA meeting on February 15th.
- ROMA meeting on February 16th.
- Attended a meeting at the Imagination Space on February 6, 2024 for Friends of Arthur looking at revitalization and what can be done to make downtown more viable.

BY-LAWS

- a. By-law Number 007-2024 being a by-law to amend By-law 114-2023 being a by-law to regulate traffic in the Township of Wellington North
- b. By-law Number 008-2024 being a by-law to amend By-law 134-2022 being a by-law to appoint members to the Arthur Business Improvement Area board of Directors
- c. By-law Number 009-2024 being a by-law to amend By-law 135-2022 being a by-law to appoint members to the Mount Forest Business Improvement Area Board of Directors
- d. By-law Number 010-2024 being a by-law to amend By-law Number 6000-2023, a by-law to regulate the parking or stopping of vehicles on highways, public parking lots and in some instances, private property within the Township of Wellington North
- e. By-law Number 012-2024 being a by-law to authorize a Lease Agreement for purposes of an Archives and Museum owned by the Municipality (Part Lot 13, RP 60R1348, Part 1, 102 Main Street South, (former Town of Mount Forest) – The Mount Forest Heritage Society)

RESOLUTION: 2024-061

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 007-2024, 008-2024, 009-2024, 010-2024 and 012-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Black History Month

Every February, people across Canada participate in Black History Month events and festivities that honour the legacy of Black people in Canada and their communities. The 2024 theme for Black History Month is: “Black Excellence: A Heritage to Celebrate; a Future to Build”. This theme celebrates the rich past and present contributions and accomplishments of Black people in Canada, while aspiring to embrace new opportunities for the future. The theme aligns with the 10th year of the International Decade for People of African Descent and recognizes that people of African descent represent a distinct group whose human rights must be promoted and protected. No matter where you live, we invite all Canadians to learn more about Black Canadian communities, and how they continue to help shape Canada.

In the early 19th century, the unsettled area from Lake Huron to Waterloo County and north was known as the Queen's Bush. Over 1500 Black refugee slaves escaped the southern states and began settling in this area around the 1820's. Many settled around Glen Allen, Wellesley and Hawksville. They cleared land, built homes, churches, and schools and American missionaries came to teach and preach.

Their journey to Ontario was nothing more than a miracle. In the southern states they were hunted and as they made their way north with help from the Underground

Railway and Abolitionists there were still many in the northern states who would seem to be helpful but capitalize by turning in a runaway slave for the \$50.00 cash reward.

In the 1840's, the Queen's Bush land was ordered to be surveyed and with the immigration of many families from Europe and the UK in the 1850's, the Black families were forced to leave the land they had cleared and houses they had built in the years leading up to this. In the writings of Benjamin Drew who interviewed the Black refugees that settled near Glen Allen in Peel Township, William Jackson, a former slave quoted, "There were as many as 50 families who began to clear land for farms. They settled where they found fit with no thought of price or terms of the land. " As they cleared the property and planted crops to sell, their lack of education, reading and keeping records left them without any means to deal with the land agents when they came to collect money for the land after the survey was done.

A great many of these refugees sold what meager belongings they had and with the Garafraxa Road (Highway 6) being surveyed and built from Fergus North around this same time, 1843, there is speculation that many of these displaced Black families travelled through our township on their way to Owen Sound. They started again, often working for others to gain money, to be financially independent, to be free and to live in peace.

From the Narratives of Refugee Slaves by Benjamin Drew 1856 Wellington County Museum and Archives

Submitted by Bonny McDougall, Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2024-062

Moved: Councillor Renken

Seconded: Councillor Hern

THAT By-law Number 013-2024 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 February 12, 2024 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-063

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Regular Council meeting of February 12, 2024 be adjourned at 3:25 p.m.

CARRIED

DocuSigned by:


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MAYOR

DocuSigned by:
Karren Wallace

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CLERK